

SHALFLEET PARISH COUNCIL

SUSTAINABLE HOUSING SURVEY**SPC.2013.05.01**

REVISION 0

MAY 2013

ABSTRACT

A brief summary of the housing survey carried out during late 2012 / early 2013. Analysis has been carried out to support recommendations on the type of housing needed within the Parish over the next 5 years.

Revision Record

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Contents

| | |
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| <u>CONTENTS</u> | 2 |
| <u>1 INTRODUCTION</u> | 3 |
| <u>2 BACKGROUND TO THE HOUSING NEEDS SURVEY</u> | 5 |
| 2.1 RESIDENT POPULATION OF THE PARISH | 5 |
| 2.2 KEY FEATURES OF THE PARISH HOUSING MARKET | 6 |
| 2.3 HOUSEHOLD TENURE | 6 |
| 2.4 HOUSEHOLDS WITH A PERSON AGED OVER 65..... | 7 |
| 2.5 HOUSE PRICES SHALFLEET PARISH | 8 |
| <u>3 SPC SURVEY - DATA PROCESSING</u> | 9 |
| <u>4 REVIEW OF THE RESULTS</u> | 12 |
| 4.1 GENERAL OVERVIEW | 12 |
| 4.2 QUESTION 1 | 12 |
| 4.3 QUESTION 2 | 13 |
| 4.4 QUESTION 3 | 14 |
| 4.5 QUESTION 4 | 15 |
| 4.6 QUESTION 5 | 15 |
| 4.7 QUESTION 6 | 16 |
| 4.8 QUESTION 7 | 17 |
| 4.9 QUESTION 8 | 18 |
| 4.10 QUESTION 9 | 19 |
| 4.11 QUESTION 10 | 20 |
| 4.12 QUESTION 11 | 21 |
| 4.13 QUESTION 12 | 22 |
| 4.14 QUESTION 13 | 22 |
| 4.15 QUESTION 14 | 24 |
| 4.16 QUESTION 15 | 24 |
| 4.17 QUESTION 16 | 26 |
| 4.18 QUESTION 17 | 29 |
| 4.19 QUESTION 18 | 29 |
| 4.20 QUESTION 19 | 30 |
| 4.21 QUESTION 20 | 30 |
| 4.22 QUESTION 21 | 31 |
| 4.23 QUESTION 22 | 32 |
| 4.24 QUESTION 23 | 32 |
| <u>5 SUMMARY</u> | 34 |
| 5.1 RESULTS FROM QUESTIONNAIRE..... | 35 |
| 5.2 HOUSING NEEDS | 37 |

1 Introduction

This report is made up of five sections:

- Section 1 is an overview of the study, and is suitable for all readers
- Section 2 is a review of some of the information from the 2011 Census. Comparisons between the responses to the SPC questionnaire and the Census are used to assess whether the replies received were representative of the parish as a whole.
- Section 3 is a review of the methods used for carrying out the analysis and is technical. Results of the survey are not included, so this section may be skipped by readers who are not interested in the 'mechanics' of the data analysis.
- Section 4 includes a discussion of the results and a review of the responses on a question by question basis. It is suitable for anyone who is interested in the detailed results of the survey.
- Section 5 is a summary of the main conclusions of the survey, and includes some recommendations. This is suitable for readers requiring an operational overview of the results of the survey. conclusions of the survey, and includes some recommendations. This is suitable for readers requiring an operational overview of the results of the survey.

A survey of the residents of the Shalfleet Parish was started in December 2012. A questionnaire was prepared consisting of 23 questions designed to identify housing needs over the next 5 years, with a specific focus on the possible requirement for sustainable housing within the parish.

As far as we are aware questionnaires were delivered to all 698 properties within the parish, and the completed questionnaires were collected by volunteers or from designated local collection points around the parish, where the completed questionnaires could be left:

1. Linden Lea, Victoria Road, Bouldnor
2. The Parish Council Office, Main Road, Newbridge
3. The Village Stores, Warlands Lane, Shalfleet

Some difficulties were experienced by the volunteer collectors and in many cases it was not possible to meet with the householder to collect the completed questionnaire despite 2 or 3 attempts.

By the time that the analysis was started at the beginning of May, a total of 147 questionnaires had been returned. A brief review of the Council Tax records gave the following information.

1. 764 properties registered for Council Tax
2. 49 properties identified as 2nd homes
3. 11 properties identified as long term empty homes.

Based on these data, the data return can be derived in several ways (Table 1.1):

Table 1.1: Data return percentage

| Property Details | Number | Corrected Number | Data Return based on 147 replies |
|---------------------------------------|--------|------------------|----------------------------------|
| Properties registered for Council Tax | 698 | 698 | 21.06% |
| Second Homes (removed from total) | 49 | 649 | 22.65% |
| Long Term Empty (removed from total) | 11 | 638 | 23.04% |

This gives an overall return of just under a quarter of the households, depending on whether the second homes and long term unoccupied properties are included. It is unlikely that responses would be received from either of these two categories.

The questionnaires were anonymous, but all completed forms were assigned a number to assist in the processing and to allow the responses to be cross checked and the comments to be accessed.

2 Background to the Housing Needs Survey

Following on from the production of the Parish Plan, Shalfleet Parish Council (SPC) carried out housing needs survey in early 2013 to discover the local housing requirements for the period 2013-18 to meet the level of any needs need in the parish. The survey was carried out by the SPC using its own resources and was analysed by an analyst working in conjunction with elected members of the Parish Council.

The study undertook a survey of all households in the parish (the 2011 Census estimated there are 698 households) and was designed to understand the housing requirements of existing and newly forming house holds as well as to ascertain the views and requirements of local people for future housing need. It also sought attitudes to further housing development in the parish; and obtaining information about the supply of housing within the parish and the ability of residents to afford the prevailing rents and purchase prices. As a background, key statistics from the 2011 Census have been summarised.

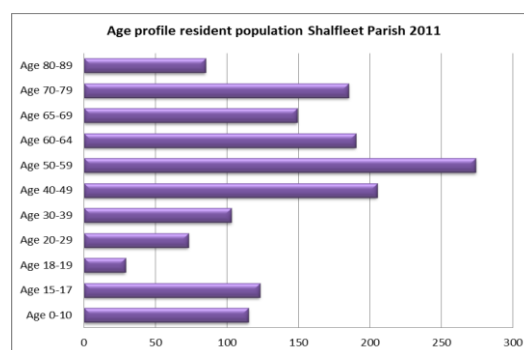
2.1 Resident Population of the Parish

There were 1546 residents of Shalfleet Parish recorded in the 2011 Census. The table below shows the distribution by age range.

Table 2.1: Age distribution of population in Shalfleet Parish

| | | | |
|-----------|-----|-----------|-----|
| Age 0-10 | 115 | Age 50-59 | 274 |
| Age 15-17 | 123 | Age 60-64 | 190 |
| Age 18-19 | 29 | Age 65-69 | 149 |
| Age 20-29 | 73 | Age 70-79 | 185 |
| Age 30-39 | 103 | Age 80-89 | 85 |
| Age 40-49 | 205 | Age 90+ | 15 |

Figure 2.1 : Age distribution of population in Shalfleet Parish



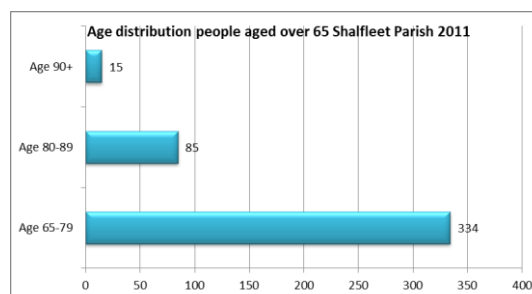
The most prevalent age group is the 50 to 59 category, this consists of 274 people, or 17.8% of the population. In total, more than 58% of the population in the Parish are over the age of 50. At the opposite end of the age grouping, there were 238 people (15.4%) under the age of 18.

There were 434 people aged over 65 in Shalfleet Parish in 2011. This is broken down as below:

Table 2.2: Numbers of residents aged over 65 in Shalfleet Parish

| | |
|-----------|-----|
| | |
| | |
| Age 65-79 | 334 |
| Age 80-89 | 85 |
| Age 90+ | 15 |

Figure 2.2: Numbers of residents aged over 65 in Shalfleet Parish



2.2 Key Features of the Parish Housing Market

The 2011 Census identified 698 Households in Shalfleet Parish. The Council Tax record of April 2013 indicated that 49 properties are identified as furnished 2nd properties/ holiday homes and 11 as long term empty homes. These latter two figures fluctuate as properties come in and out of permanent use, but can give a useful indicator of the prevalence of second/holiday homes in the area. However it can never be a completely accurate figure as not all 2nd home owners choose to register their property as such and therefore pay the full Council Tax.

The table below shows the splits of housing types within the parish:

Table 2.3: Number of dwellings by Type

| | |
|---|------------|
| Unshared Dwelling; Whole House or Bungalow; Total | 661 |
| House or Bungalow; Detached | 440 |
| Whole House or Bungalow; Semi-Detached | 154 |
| House or Bungalow; Terraced (Including End-Terrace) | 67 |
| Flat, Maisonette or Apartment; Purpose-Built | 14 |
| Flat, Apartment or bedsit Part of a Converted or Shared House | 17 |
| Flat, Maisonette or Apartment; In Commercial Building | 3 |
| Caravan or Other Mobile or Temporary Structure | 3 |
| Shared Dwelling | 0 |
| Unshared Dwelling; Total | 698 |

Table 2.4: 2011 Census figure for housing Bedroom Numbers

| | |
|--------------------|-----|
| 1 Bedroom | 21 |
| 2 Bedrooms | 203 |
| 3 Bedrooms | 279 |
| 4 Bedrooms | 134 |
| 5 or More Bedrooms | 61 |

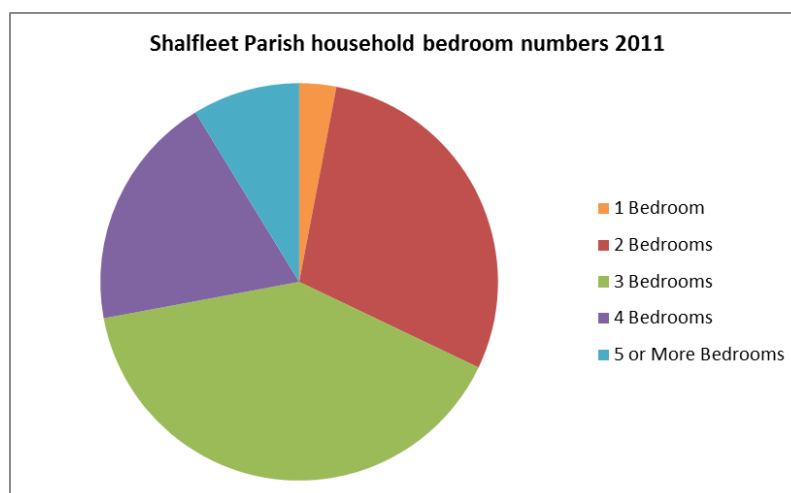


Figure 2.3: Number of bedrooms (2011 Census data)

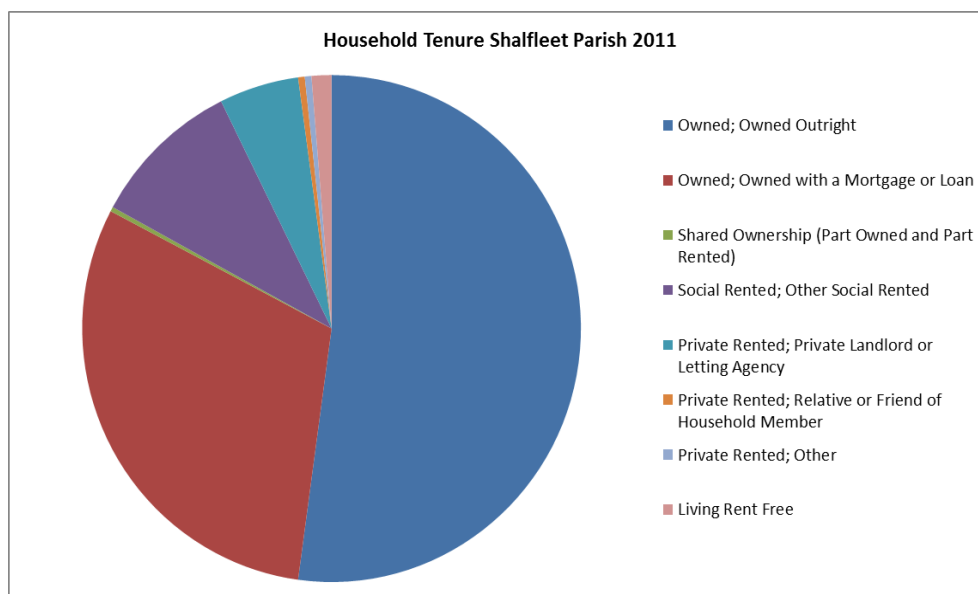
2.3 Household Tenure

The Census 2011 showed that the majority of households own their own home, with 577 reporting so. 68 Households rent from a Housing Association or another registered provider of social housing (these could include specialist older persons housing providers), and 42 Households were in Private rented accommodation. Nine households reported that they were living rent free.

A further breakdown of Housing tenure within the parish is shown below.

Table 2.5: Breakdown of 2011 Census data by housing type

| | |
|--|-----|
| Owned; Owned Outright | 364 |
| Owned; Owned with a Mortgage or Loan | 213 |
| Shared Ownership (Part Owned and Part Rented) | 2 |
| Social Rented; Rented from Council (Local Authority) | 3 |
| Social Rented; Other Social Rented | 68 |
| Private Rented; Private Landlord or Letting Agency | 36 |
| Private Rented; Relative or Friend of Household Member | 3 |
| Private Rented; Other | 3 |
| Living Rent Free | 9 |



2.4 Households with a Person aged over 65

There are 282 households in Shalfleet Parish recorded in the last Census where there is at least one person living in a household who is aged 65 or over.

Of these households, the tenure breakdown shown in the Census 2011 is as follows

Table 2.6: Living accommodation for those aged 65 and over

| | | |
|---|------------|-------------|
| Aged 65 and Over Home Owner | 241 | 85.5% |
| Aged 65 and Over; Shared Ownership (Part Owned and Part Rented) | 1 | 0.4% |
| Aged 65 and Over; Other Social Rented | 24 | 3.4% |
| Aged 65 and Over; Private Rented | 13 | 8.5% |
| Aged 65 and Over; Living Rent Free | 3 | 1.1% |
| Total: | 282 | 100% |

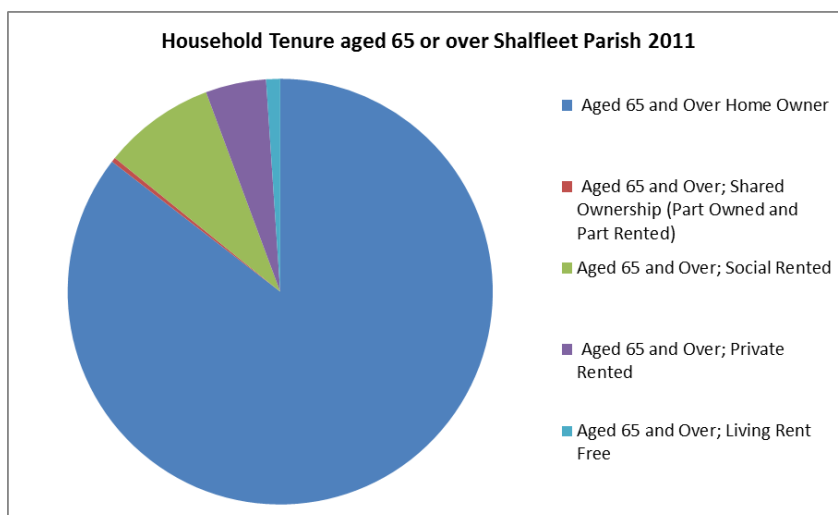


Figure 2.4: Household tenure for households with someone aged over 65

2.5 House prices Shalfleet Parish

We have carried out a desk analysis of the housing currently on the market in the parish and that recently sold.

During 2012, the overall average price in Shalfleet was £265,000; Cranmore was £500,000, Newbridge £270,000 and Bouldnor £260,000 (these at Bouldnor were mainly properties specifically for the over 55's). This was compared to the Island average of £297,000. It has not been possible to obtain private rental prices for the area, as these properties seldom come on the market.

However, these prices can only reflect the property that is up for sale and it is difficult to compare like with like, due to the varied nature of housing stock within the parish. Currently (June 2013) , there are only 10 properties for sale in the whole parish , with the cheapest 2 bed family home on offer at just under £195,000 and the most expensive property at around £600,000.

3 SPC Survey - Data Processing

The data from the completed questionnaires was input into a pre prepared Excel spreadsheet (Figure 3.1). The questions and possible responses were included as a list down the page, with one column assigned to each of the completed questionnaires. Each questionnaire was numbered as it was input, so that comments could be reviewed and QA carried out to reduce the possibility of incorrect data entry.

Each question was assigned a series of codes. These are described in the comments in Column C for each of the questions. The comments are accessed by resting the cursor above the red triangle at the top right of the cell. The codes typically followed a standard pattern:

-1 - is used as an indicator that no replies have been given to any of the possible responses in a specific question.

0 - A response of 'No'

1 - A response of 'Yes' or a valid response in a list

2 - Used to indicate a comment was included (Q5) or the response of 'Someone leaving the Household' in Q11 to Q21

3 - Used to indicate the response of 'Both' in Q11 to Q21

-9 - Used to indicate a 'No' response with a comment

9 - Used to indicate a 'Yes' response with a comment

10 - filled in by the software if a response can be inferred from another question

11 - Used to indicate a response to a question where the answer is not required.

| Shalfleet Parish Sustainable Housing Questionnaire | | | | | | | | | | | | | | | | |
|--|---|---|-----------------|------------------|---------|----------------------|-------|-------|-------|-------|-------|-------|-------|--------|-------|--------|
| Process Responses | | | | | | | | | | | | | | | | |
| Question No. | Sub Heading | Number of no replies | % with no reply | % with responses | Average | Questionnaire Number | | | | | | | | | | |
| | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| * | No. of questions answered (excludes ones that are not relevant) | | | | | 20 | 17 | 22 | 19 | 18 | 8 | 22 | 14 | 12 | 21 | |
| * | Maximum number of questions to be answered | | | | | 22 | 23 | 23 | 20 | 21 | 9 | 23 | 14 | 14 | 21 | |
| * | Percentage of appropriate questions answered | | | | | 91.6% | 90.9% | 73.9% | 95.7% | 95.0% | 85.7% | 88.9% | 95.7% | 100.0% | 85.7% | 100.0% |
| # | A1 | Has a member of your family/household had to leave the area because they couldn't afford to live in the parish. | 6 | 4.1% | 95.9% | | | | | | | | | | | |
| * | A2 | What kind of accommodation do you live in | | 0.0% | 100.0% | | | | | | | | | | | |
| | | Detached House | | | | 1 | | | | | | 1 | | | | |
| | | Semi Detached House | | | | | 1 | 1 | | 1 | | | | | | |
| | | Terraced House | | | | | | | | | | | | | | |
| | | Bungalow | | | | | | | 1 | | | | 1 | | | |
| | | Flat or Maisonette | | | | | | | | | 1 | | | | | |
| | | Flat in shared scheme or special unit for the disabled | | | | | | | | | | | | | | |
| | | Room in shared house | | | | | | | | | | | | | 1 | 1 |
| | | Caravan/Mobile home | | | | | | | | | | | | | | |
| | | Other (Please describe) | | | | | | | | | | | | | | |
| * | A3 | How many bedrooms do you have | 1 | 0.7% | 99.3% | | | | | | | | | | | |
| | | Bed sit only | | | | | | | | | | | | | | 1 |
| | | One bedroom | | | | | | | | | | | | | | |
| | | Two bedrooms | | | | | | | 1 | 1 | 1 | 1 | | 1 | | |
| | | Three bedrooms | | | | | | 1 | | | | | | | | |
| | | Four bedrooms | | | | 1 | | | | | | | 1 | | | 1 |
| | | More than four bedrooms | | | | | | | | | | | | | | |

Figure 3.1: Sample of the data analysis spreadsheet

In addition to the numbering codes, some of the background to the question responses has been coloured light red. This indicates that no response is required based on the response to other questions. Examples are:

1. If responses of 'Unlikely' or 'Very Unlikely' are given in Q10, no replies are expected for Q11 to Q22. Replies that are made are still included in some of the statistics.
2. If a response of 'Owned Outright' is given in Q5, no replies are necessary in Q8 or Q9, although responses of 'Nothing' and 'No help received' were considered valid in this case.
3. If a response was made under the 'Health/Care' group in Q13, no replies are expected in Q14 to Q22. Replies that are made are still included in some of the statistics.

4. If a response of 'Owned Outright' is given in Q16, then Q18 is disabled.
5. If a response of 'No' is given in Q20, then Q21 is disabled.

Summary information on the number of disabled questions and the reasons is included in the 'Statistics' workbook. The data are also summarised in Figure 2.2

| Shalfleet Parish Sustainable Housing Questionnaire (Statistics) | | | | | | | | | | | | |
|---|--|---------------------|--------------------|--|---|--|--|---|---|------------------------------|------------------------------|----------------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Question No. | Sub Heading | Number of responses | Number of Comments | Responses of "1" in Q8 (Defaults set in Q8 and Q9) | Responses of "very unlikely" in Q10 (Disables Q11-22) | Responses of "unlikely" in Q10 (Disables Q11-22) | Responses of "Healthcare" in Q13 (Disables Q14-22) | Responses of "owned outright" in Q16 (disables Q18) | Responses of "No" in both Q19 & Q20 (Disables Q21-22) | Number of Disabled Questions | Number of Expected Responses | Responses when Question disabled |
| A1 | Has a member of your family/household had to leave the area because they couldn't afford to live in the parish. | 141 | | | | | | | | | | |
| A2 | What kind of accommodation do you live in | 147 | 1 | | | | | | | | | |
| A3 | How many bedrooms do you have | 146 | | | | | | | | | | |
| A4 | Are the amount of bedrooms you currently have sufficient for your needs | 146 | 3 | | | | | | | | | |
| A5 | What is the tenure of your home | 146 | 1 | 91 | | | | | | | | |
| A6 | How long have you lived at this address | 147 | | | | | | | | | | |
| B7 | What band does your income fall into | 125 | | | | | | | | | | |
| B8 | How much do you pay each week or month in rent or mortgage after.....received through housing benefit or income support. Please include any service charge payments or endowment payments for your mortgage. | 145 | | | | | | | | | | |
| B9 | Do you receive any help with your rent or mortgage, such as housing benefit of interest on your mortgage through income support or mortgage protection insurance. | 144 | | | | | | | | | | |
| C10 | How likely is it that over the next five years you or a member of your household will move from this home | 143 | | | 66 | 35 | 8 | | | | | |
| C11 | If you think you or a member of your household may move in the next five years, is it likely to be:- | 43 | | | | | | | | 99 | | 23 |
| C12 | And do you think the move will be:- | 44 | | | | | | | | 99 | | 21 |
| C13 | Why do you think you or a member of your household will move from this home over the next 5 years? (List up to 3 reasons) | 44 | | | | | | | | 99 | | 19 |
| C14 | Which of these types of property would you or a member of your household expect to obtain? | 37 | | | | | | | | 105 | | 23 |
| C15 | How many bedrooms would you / they require | 35 | | | | | | | | 105 | | 17 |
| C16 | Which type of tenure would you/they require | 38 | | | | | | 23 | | 105 | | 22 |
| C17 | When buying your next home, what would the maximum price at todays prices that you would be willing to pay? | 35 | | | | | | | | 105 | | 22 |
| C18 | How much mortgage do you think you/they could raise | 21 | | | | | | | | 121 | | 31 |
| C19 | Would you/they consider renting | 42 | | | | | | | 20 | 105 | | 105 |
| C20 | Would you/they consider shared ownership if it was available | 37 | | | | | | | 20 | 105 | | 24 |
| C21 | What kinds of Landlord would you/they consider? | 22 | | | | | | | | 116 | | 18 |
| Q22 | What would be the maximum weekly or monthly costs in rent or mortgage at todays prices that you/they would be willing to pay for your next home (after any help you/they might receive through housing benefit or income support)? | 32 | | | | | | | | 105 | | 17 |
| Q23 | Do you know of any land within the parish that could be suitable for a small number of affordable houses? | 74 | 16 | | | | | | | | | |

Note, it is possible that some of the links are not fully operational as the spreadsheet has not been fully checked yet.

The data have been processed in two ways:

1. Through the use of embedded formulae to calculate simple statistics such as percentages and number of responses on specific lines.
2. Through two macros written to process the responses. The first macro calculates statistics on the entire spreadsheet, and is run by the Command button near the top left of the 'Data' worksheet. The second macro carries out additional processing on the data in Q11 to Q22. It is run by the Command button at the right hand end of the 'Data' worksheet level with Q10

As a general rule, all cells within the spreadsheet where values are calculated automatically, either by embedded formulae or the macros are coloured light green. These cells should not be cleared or the contents changed.

The processing calculated the number and distribution of the responses to each of the questions. For many of the questions, multiple distributions were calculated since it was noted that a number of the recipients responded to questions that were invalidated. These responses have been included in some of the distribution tables.

The distributions were then plotted and graphical representations in the form of Pie Charts and Histograms have been prepared for each question; these are stored in the 'Charts' worksheet.

The presentations used for each question will be discussed in more detail in Section 3, but a sample of the output is included below as Figures 3.2 and 3.3.

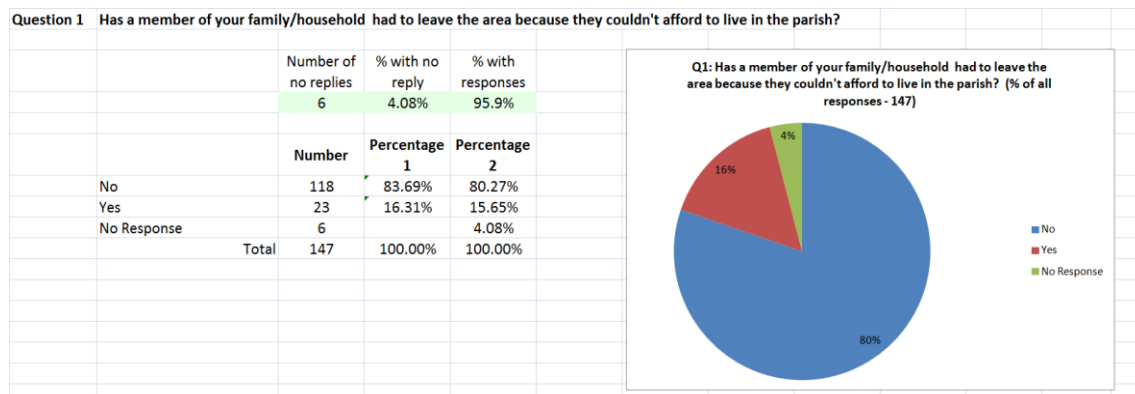


Figure 3.2: Sample Pie Chart

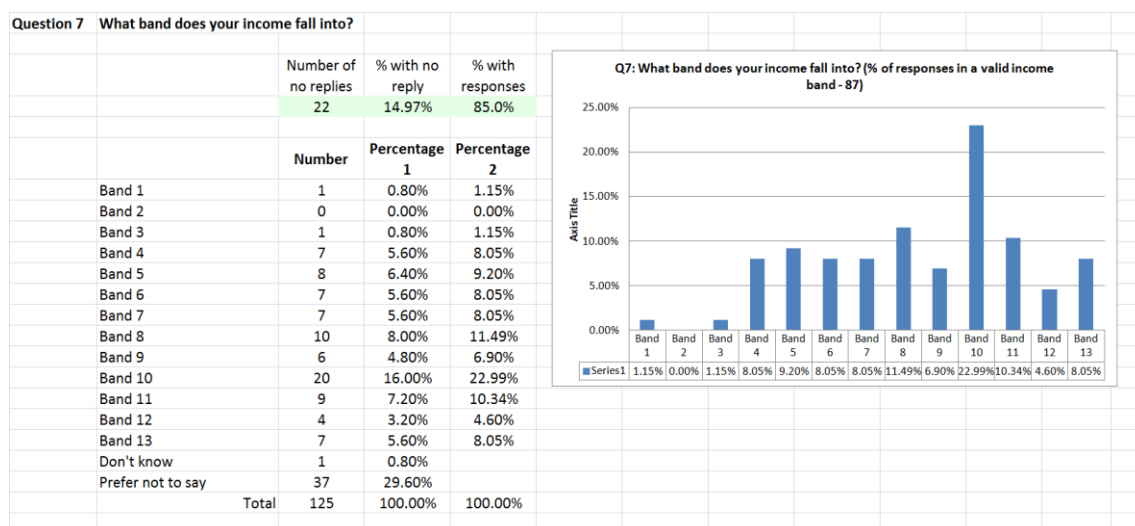


Figure 3.3: Sample Histogram

4 Review of the results

4.1 General overview

The questionnaires that were received were generally completed in accordance with the instructions, and the majority of the responses required were filled in. The total number of responses required was calculated for each questionnaire. Each questionnaire had 23 questions; however the instructions within the questionnaire meant that it was not always necessary for all respondents to answer all questions. For example if it is unlikely or very unlikely that any of the house occupants will move, then no response is required for Q11 to Q22, so the maximum number of expected replies in these cases is 11. The data on the expected and actual number of replies is included in Rows 6 to 8. The average completion percentage for each questionnaire was 91.6%, with a range of 33.3% to 100%.

The number of 'No Replies' was also reviewed for each question. The average response to the questions was 89.4%, with a minimum of 49.7% and a maximum of 100%. The lowest response rate was Q23, this is likely due to respondents not required to answer Q11 to Q22 missing the final question. The next lowest response was 71%. Table 3.1 summarises the most answered and least answered questions.

Table 4.1: Most & Least answered questions

| Rank | Highest Responses | | Lowest responses | |
|------|-------------------|-------|------------------|-------|
| 1 | Q2 | 100% | Q23 | 49.7% |
| 2 | Q6 | 100% | Q21 | 71.0% |
| 3 | Q19 | 100% | Q22 | 76.2% |
| 4 | Q3 | 99.3% | Q18 | 80.8% |
| 5 | Q4 | 99.3% | Q15 | 83.3% |
| 6 | Q5 | 99.3% | Q17 | 83.3% |

The number of comments received was relatively low. Comments or clarifications were expected on Q2 (1), Q4 (1), Q5 (1) and Q23 (16). One questionnaire (number 101) included a general comment on the bus service.

The questionnaire was divided into a number of sections, with the sections to be completed based on the responses to previous questions. On occasions it was difficult to decide what the cut-off for not expecting responses to Q11 to Q22 should be, 66 of the questionnaires said they were 'Very Unlikely' to move and 35 said they were 'Unlikely' to move. Around 23 respondents in these categories carried on with the questionnaire and completed some or all of the invalidated questions.

4.2 Question 1

This was a simple question to start the questionnaire and directly addresses the issue of the need for sustainable housing by asking if a member of their household has had to leave the parish because it was too expensive. There was a good response, with 96% of the questionnaires providing a Yes/No response. There were only 6 'No Replies'. The results are summarised in Figure 4.1.

It is clear that the majority of the replies stated that a member of their family had not left the parish because they could not afford to live there; however this is not particularly surprising as only a small number of households will have family members who are trying to set up home. If we relate this question to Q10 (about other members of the household moving out) where only 19 out of a total of 53 (13%) responses in the stated that it was 'Likely' or 'Very Likely' that a member of their household would move within the next 5 years, a different conclusion is suggested. Given that 16% of the replies in Q1 stated that a member of the household had to leave the parish because they couldn't afford to live here, it becomes clear that not being able to

afford housing is a significant factor in deciding whether members of the household will stay in the parish or leave.

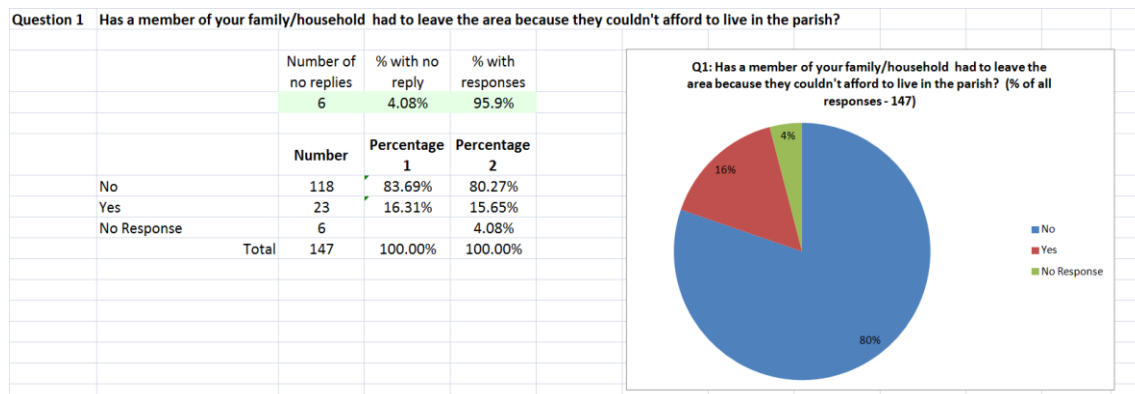


Figure 4.1: Question 1 summary

4.3 Question 2

Question 2 provides an overview of the type of housing that the households that responded to the questionnaire live in. There was a good response to this question, with no respondents failing to provide a valid response. The data return was 100%, and the results are summarised in Figure 4.2.

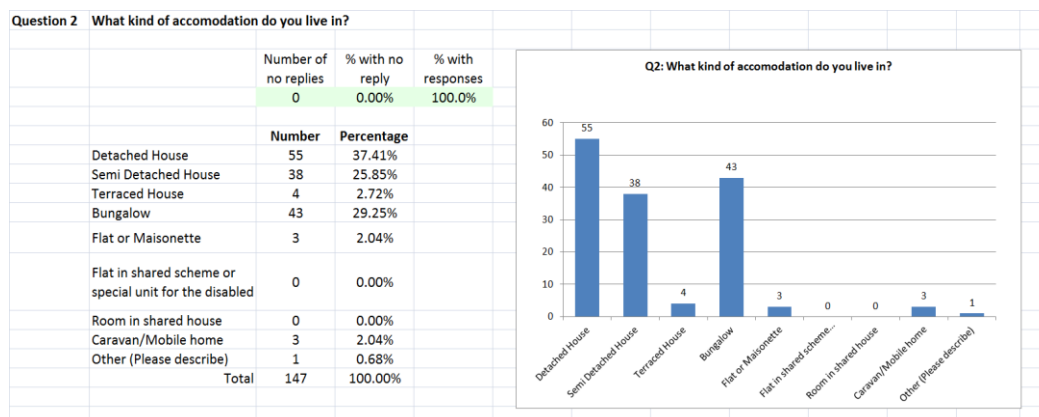


Figure 4.2: Question 2 summary

The majority of the housing fell into one of the three main categories:

- Detached House 37%
- Bungalow 29%
- Semi-detached House 26%

This can be compared with the overall distribution of the housing stock within the parish to see if the sample that replied to the questionnaire is representative of the whole community (from a housing perspective). A direct comparison is not possible, as the categories are slightly different. For the purpose of this analysis Bungalows have been assumed to be 70% detached and 30% semi-detached, and the 'Almshouse' has been assumed to be detached as no further information was provided.

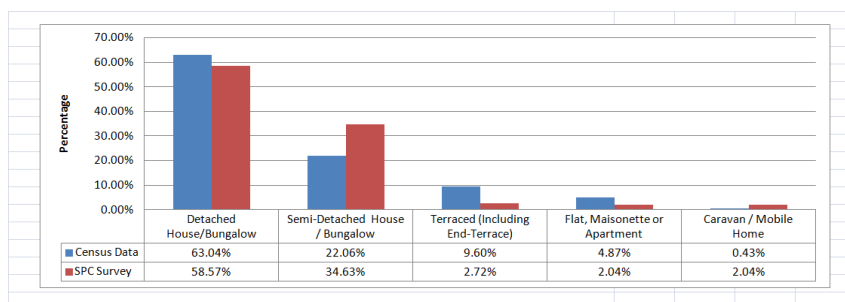


Figure 4.3: Question 2 - Comparison to Shalfleet Census data

The results of comparison are included in Figure 4.3. It is clear from both the Census and the SPC surveys that the parish has a large number of 'higher end' housing. What is somewhat concerning is that the Shalfleet Parish Council survey appears to have a slight bias towards the Detached and Semi-detached houses, rather than housing at the lower end of the property ladder, terraced, flats and maisonettes. There was a comment from some of the volunteer collectors that it was difficult to get completed questionnaires from many of the houses in Bouldnor. A large number of these are smaller properties and are designed for older people.

It would of course be subjective to conclude that the responses from the parishioners who would be most likely to benefit from the supply of sustainable housing are under represented in the results, but the under representation will have some effect on the results

Further comparisons are made in the discussion of Question 3

4.4 Question 3

Question 3 provides an overview of the number of bedrooms in the accommodation occupied by the people who returned the questionnaire. There was also a good response to this question, with only 1 questionnaire not including a valid response. The data return was 99.3%.

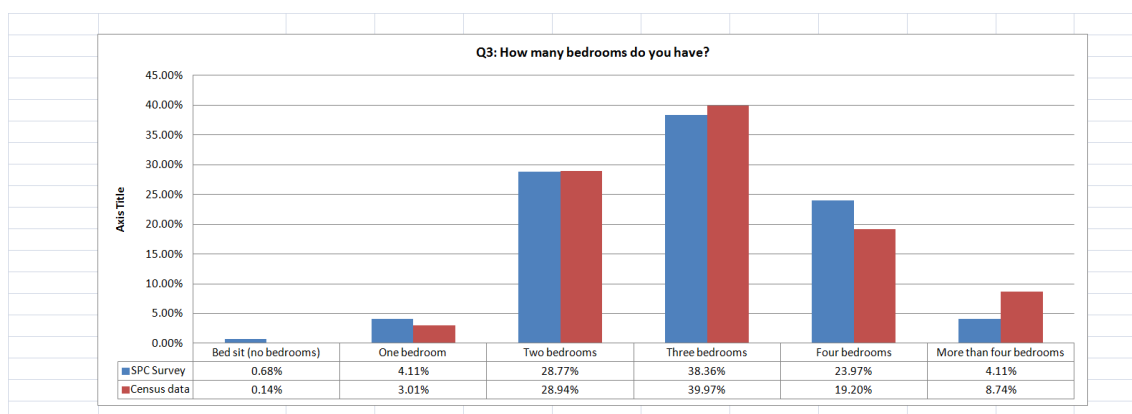


Figure 4.4: Question 3 summary

The results of the survey are given in Figure 4.4, data from the 2011 Census has also been included for reference. The census data are for the parish of Shalfleet. The results show that the number of bedrooms matched the known distribution from the 2011 Census. The most common number of bedrooms was three, then two, then four. The SPC survey had slightly more responses from households with four bedrooms, but slightly less from households with three. The differences are not considered to be significant and it is concluded that, on the basis of numbers of Bedrooms, the questionnaire received are representative of the parish.

4.5 Question 4

Question 4 asks whether the present living accommodation is sufficient for the household needs. There was a good response to this question, with only 1 questionnaire not providing a valid response. The data return was 99.3%.

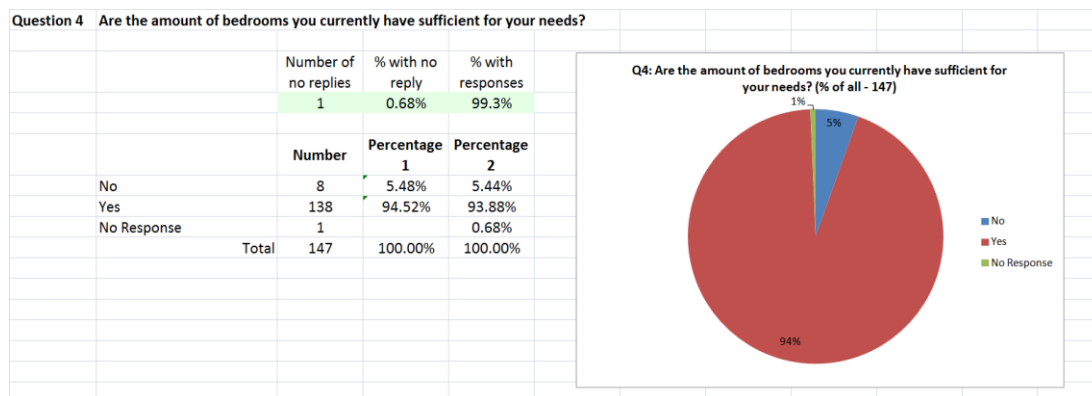


Figure 4.5: Question 4 summary

The overwhelming response to this question was that the population in the parish has adequate accommodation, with 94% of the respondees saying that they had sufficient bedrooms for their needs. Eight (8) replies stated that they did not have sufficient sleeping accommodation. Three comments were logged in conjunction with a response of 'No':

"Need Utility Room"

This was associated with a two bedroomed house that was owned outright by a long term resident of the parish, so it is not considered relevant.

"Need more as have 5 children"

This was in a 3 bedroom semi-detached house rented from a Housing Association.

"Need carers to stay"

This was in a 1 bedroom bungalow rented from a Housing Association.

4.6 Question 5

Question 5 asks about the tenure of the home whether the present living accommodation is sufficient for the household needs. There was a good response to this question, with only 1 questionnaire not providing a valid response. The data return was 99.3%.

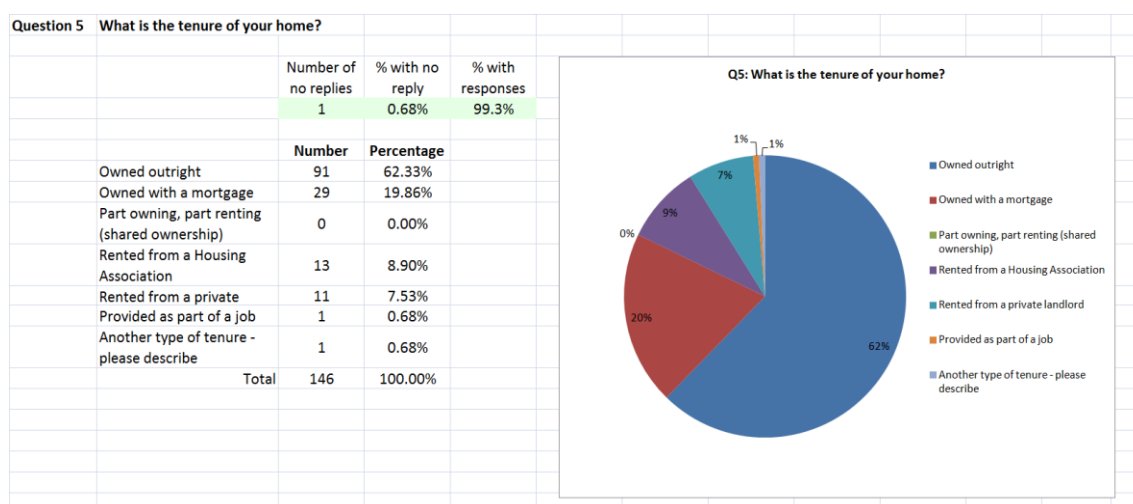


Figure 4.6: Question 5 summary

The responses to this question break down into three categories, the equivalent percentages from the 2011 Census are given in brackets. The close correlation between the percentage of households in each category between the Census (Table 2.5) and this survey suggest that the results obtained are from a representative sample of the Parish population|:

- 1. Owned 82.2% (82.7%)
- 2. Rented 16.4% (15.9%)
- 3. Other 1.4% (1.4%)

The one comment describing the type of tenure was to define the 'Other' response as an Almshouse.

The two largest sectors in the categories were 'Owned Outright' and 'Owned with a Mortgage'. It is likely that the high levels of home ownership, especially homes 'Owned Outright' is a consequence of a larger percentage of retired or late middle aged people living in the parish. The age distribution of the Parishioners can be checked in two ways:

- 1. Indirectly using the results from the Nomis report (April 2013); this treats the parishes of Shalfleet and Yarmouth as a single entity. However, the 2001 data in the report suggests that the retired population is 8.7%, compared with 6.8% for the Isle of Wight and 4.5% for the whole of Great Britain.
- 2. From the 2011 Census data. The distribution of the different age groups is listed in Table 2.1. This reports that 58% is over 50 and 28.1% of the population of the Parish is over 65.

The influence of the older members of the household is more obvious when the number of households with more than one person over the age of 65 is reviewed (Table 2.6). This showed that 40.4% of the housing stock had one or more member of the household who was aged over 65.

4.7 Question 6

Question 6 was concerned with the mobility of the households within the parish. There was a good response to this question, with all questionnaires providing a valid response. The data return was 100%.

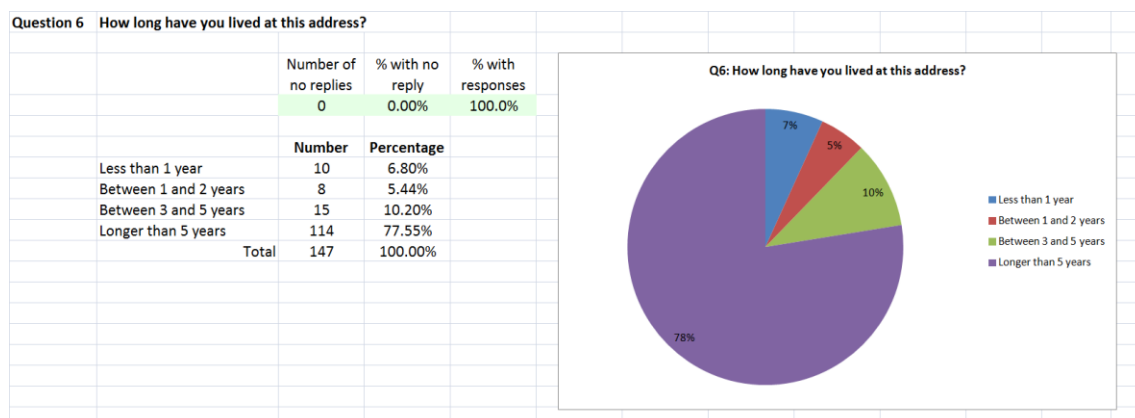


Figure 4.7: Question 6 summary

The results from the survey showed that the population was dominantly stable, with 77% of the respondees having been in the parish for more than 5 years, with 10% between 3 and 5 years. There was no evidence for the mobility of the householders being related to housing type (Table 4.2), although it was interesting, but not considered significant, that none of the people who had been in their current house for between 1 and 2 years lived in semi-detached housing. The low number of respondees in this category will have influenced the results.

Table 4.2: Correlation between mobility and housing type

| Percentage | Detached House | Semi Detached House | Terraced House | Bungalow | Other | Total Number |
|-----------------------|----------------|---------------------|----------------|------------|-----------|--------------|
| Less than 1 year | 30% | 30% | 10% | 20% | 10% | 10 |
| Between 1 and 2 years | 63% | 0% | 0% | 25% | 13% | 8 |
| Between 3 and 5 years | 33% | 47% | 0% | 13% | 7% | 15 |
| Longer than 5 years | 37% | 25% | 3% | 32% | 4% | 114 |
| Total Number | 37% | 26% | 3% | 29% | 5% | 147 |

A further correlation was done between mobility and income to see if there was any indication that the mobility of the household was related to income. Again, there was no clear evidence to show this, although there was a suggestion that the household who had stayed in the same house for the longest were more reticent to divulge their income (both by selecting 'Prefer not to say' or not replying).

Table 4.3: Correlation between mobility and income

| Percentage | Less than £5,149 | £5,150 to £10,349 | £10,350 to £20,749 | £20,750 to £51,999 | > £50,000 | Don't know | Prefer not to say | Total Number |
|-----------------------|------------------|-------------------|--------------------|--------------------|-----------|------------|-------------------|--------------|
| Less than 1 year | 10% | 10% | 40% | 20% | 20% | 0% | 0% | 10 |
| Between 1 and 2 years | 0% | 0% | 13% | 38% | 0% | 13% | 38% | 8 |
| Between 3 and 5 years | 0% | 15% | 8% | 46% | 15% | 0% | 15% | 13 |
| Longer than 5 years | 1% | 13% | 19% | 30% | 3% | 0% | 34% | 94 |
| Total: | 2% | 12% | 19% | 31% | 6% | 1% | 30% | 125 |

The relatively small sample is an added factor in increasing uncertainty.

4.8 Question 7

Question 7 was concerned with the income of the households within the parish. There was a reasonable response to this question, with 85% of the questionnaires providing a valid response. If the 'Prefer not to say' and 'Don't Know' responses are included with the 'No Replies', the data return falls to 59%.

The data presented in Figure 4.8 is for the responses that were within a valid income band. The 'Don't Know' (1%) and 'Prefer not to say' (30%) have not been included, but are plotted in the analysis spreadsheet.

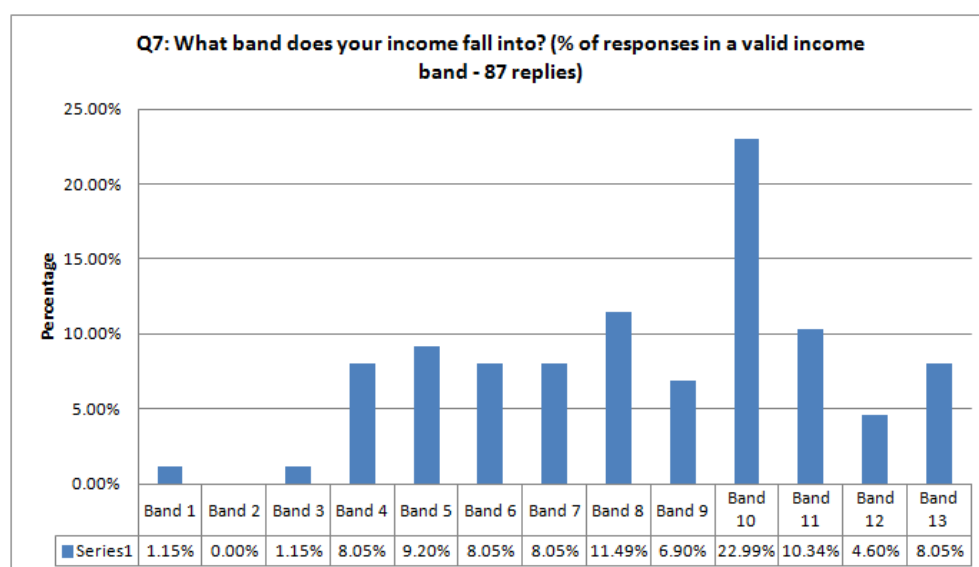


Figure 4.8: Question 7 summary

The data should be compared with statistical data from other areas to determine whether the income distribution is typical for a largely rural community, but it is noted that more than 50% of the replies reported a combined family income of less than £20,749.

4.9 Question 8

Question 8 was concerned with the percentage of the family income used to pay for the housing. This included rent and mortgage payments. It is noted that many people who did not respond to this question had stated that their home was owned outright. In these cases a reply of Band 1 ('Nothing') would be appropriate; in cases where there was no response and the home was owned outright, the software filled in the response automatically. The automatically generated responses are coloured red in the spreadsheet. Including the automatic responses, the overall data return was 98.6%.

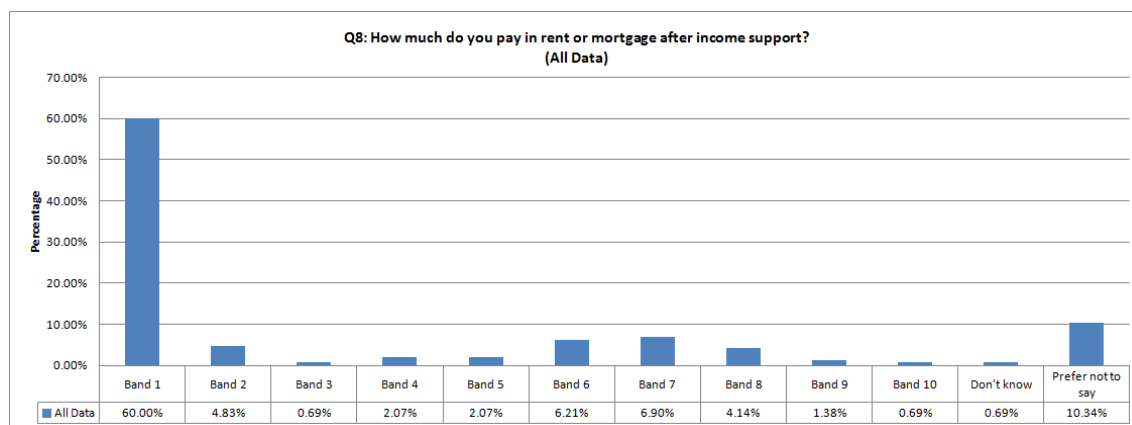


Figure 4.9: Question 8 summary - All Data

The raw plot of the responses (including the automatically generated replies) is shown in Figure 4.9. This shows that 60% of the household that replied to the survey do not pay any part of their income for their housing needs. In order to get a clearer idea of the distribution of the housing payments, the replies (both automatically generated and the ones made by the person filling in the questionnaire) for any homes 'Owned Outright' have been removed in Figure 4.10.

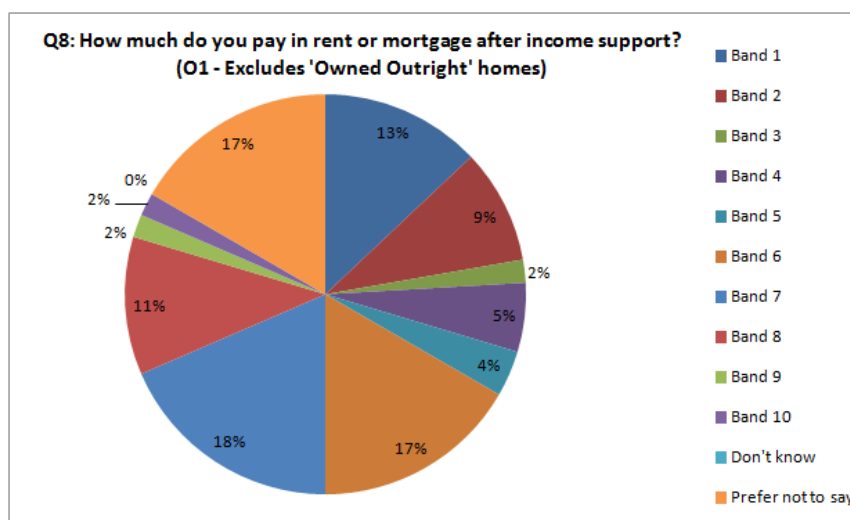


Figure 4.10: Amount of Rent/Mortgage paid

It is also useful to look at the rent/mortgage paid as a percentage of the household income. This serves two purposes:

1. To look at the cost of housing as a percentage of the family budget

2. To review the accuracy of the data given.

Table 4.4 summarises the results. Some assumptions were necessary in order to calculate these data:

- Incomes/Costs in the first valid Band were assumed to be equal to the maximum figure (£40pw for costs and £50pw for income)
- Incomes and costs in the last valid band were assumed to be equal to the minimum figure (£400pw for costs and £1000pw for income)
- Other values were taken as the mid point of the band.

The sample size for this analysis is significantly reduced as households where the homes are owned outright and the households which reported no housing costs have not been included. This leaves a potential sample size of 47. In 17 cases the income was not reported, so a percentage could not be calculated.

Table 4.4: Summary of % of income spent on housing

| | <10% | 10%-20% | 20% to 30% | 30% to 40% | 40% to 50% | 50% to 70% | 70% to 100% | >100% | Total |
|------------|------|---------|------------|------------|------------|------------|-------------|-------|-------|
| Number | 1 | 2 | 8 | 8 | 3 | 4 | 2 | 2 | 30 |
| Percentage | 3.3% | 6.7% | 26.7% | 26.7% | 10.0% | 13.3% | 6.7% | 6.7% | 100% |

The most common percentage of the family income spent on housing was between 20 and 40%, although there must be a degree of caution when using this figure as two household reported that costs of housing were greater than their income. The questionnaires where the percentage of the income spent on rent was greater than 70% were checked to make sure that there had been no transcription errors:

| Questionnaire Number | Income (Weekly) | Rent Paid (Weekly) | % of Income on rent | Comment |
|----------------------|-----------------|--------------------|---------------------|---|
| 8 | £100-£149 | > £400 | 322% | Likely that questions not understood. |
| 13 | < £50 | < £40 | 80% | Both responses less than minimum, so ration is suspect. |
| 20 | £100-£149 | £120-£199 | 129% | There is some overlap in the bands, so rent could be less than income, but its still very high ratio. |
| 137 | £75-£99 | £60-£79 | 80% | The ration could be lower if income was at top of band and rent near bottom. |

It was concluded that these outliers were correctly coded, but there was some suggestion that the question was not fully understood. The ratios in Questionnaires 20 and 137 could be adjusted by taking the highest income and the lowest rent in the appropriate bans. This gives minimum values of 80% and 61%. This was not done and the data were accepted as outliers that do not affect the main conclusion.

4.10 Question 9

Question 9 was concerned with the support received in paying housing cost. It is noted that many people who did not respond to this question had stated that their home was owned outright. In these cases a reply of Band 1 ('No help received') would be appropriate; in cases where there was no response and the home was owned outright, the software filled in the response automatically. The automatic ally generated responses are coloured red in the spreadsheet. Including the automatic responses, the overall data return was 98.0%.

The responses from households that own their home outright are not considered relevant to this analysis, so the information in Figure 4.11 excludes this category. The chart is based on 53 responses.

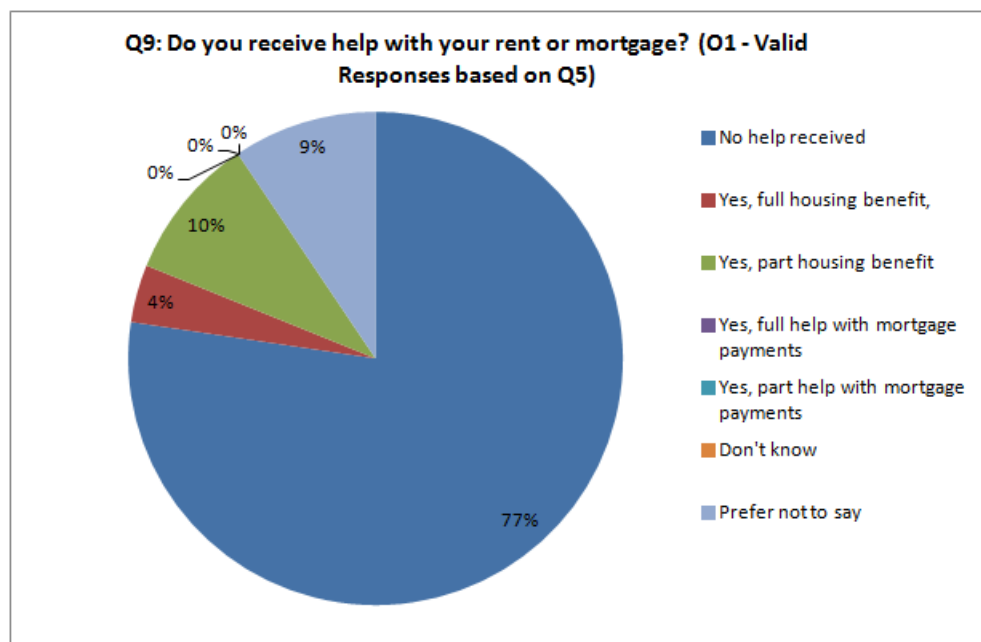


Figure 4.11: Question 9 - excludes responses from households that are 'Owned Outright'

The overwhelming majority (77%) of the household received no help, with seven household received some form of benefit, with 5 of these choosing 'Prefer not to say' as a response.

4.11 Question 10

Question 10 was concerned with the likelihood that either the whole family would move, or else a member of the family would move. The presentation of this question is complicated by the fact that responses were expected in both columns of the questionnaire. The first column was for the whole household moving, the second column for someone in the household moving. This was dealt with in the coding of the spreadsheet by having a 1 for a response in Column 1, a 2 for a response in Column 2 and a 3 if there was a response in both columns but the likelihood was the same. If two responses were made in different rows, both responses were included. In practice this last case was only noted on 6 questionnaires. However it does mean that the total number of responses is greater than the number of completed questionnaires. The overall response was good, with valid responses received on 97.3% of the returned questionnaires.

Three separate plots were produced for this question:

1. A simple plot based only on the number of responses (irrespective of the spreadsheet coding) in each category. This plot is not included in Figure 4.12, but is included in the data spreadsheet.
2. A plot showing the likelihood of the whole household moving (assuming that the person replying to the questionnaire speaks on behalf of the family). This includes responses with a code of 1 (main householder) or 3 (Both). The sample size was 128.
3. A plot showing the likelihood of the a member of the household moving (usually a young adult going to college or setting up home independently). This includes responses with a code of 2 (someone else) or 3 (Both). The sample size was 53.

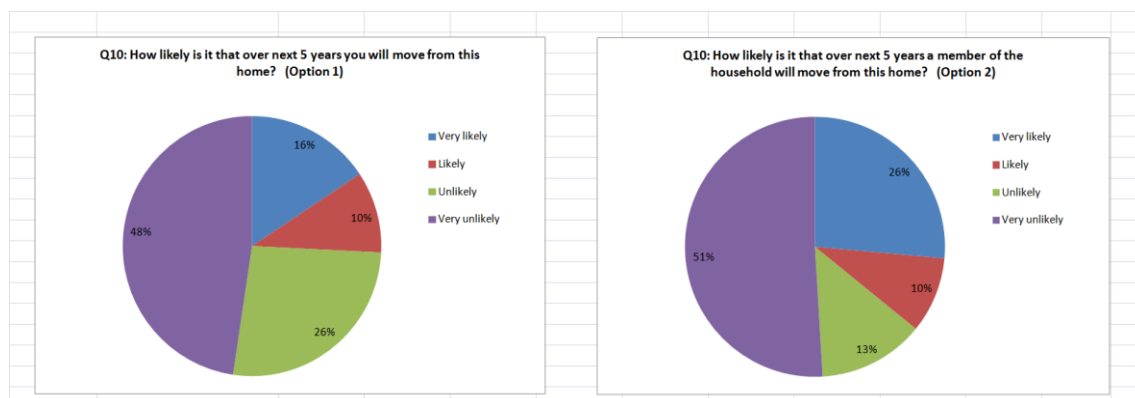


Figure 4.12: Question 10 summary

The results show that the majority of the households (around 76%) are 'unlikely' or 'very unlikely' to move in the next 5 years. There is more uncertainty for members of the household, where the 'unlikely' category reduces from 26% to 13%, and the 'Very likely' category increases from 16% to 26%. The conclusion is that there is a significant percentage of the population (greater than 25%) considering a move. If the 24% of the Parish that are likely to move in the next 5 years is extrapolated to the full population, then there would be an estimated 33 house movements each year (either whole house moving or someone leaving home).

It is possible to get some indication of which part of the community is most mobile by correlating the likelihood of moving with the time that the household has been established. In this case only responses relating to the main householder (Code 1) of both (Code 3) have been considered, giving a sample size of 100.

Table 4.5: Possible mobility of main household by length of time at the address

| Percentage | Very Likely | Likely | Unlikely | Very Unlikely | Total Number |
|------------------------------|-------------|--------|----------|---------------|--------------|
| Less than 1 year | 56% | 0% | 22% | 22% | 9 |
| Between 1 and 2 years | 29% | 0% | 14% | 57% | 7 |
| Between 3 and 5 years | 17% | 0% | 33% | 50% | 12 |
| Longer than 5 years | 11% | 13% | 27% | 49% | 100 |

The results in Table 4.5 confirm the general assessment that the longer people have stayed in the area the less likely they are to move. For households that had been established for less than one year the 56% were 'Very Likely' to move again, with 22% 'Very Unlikely' to move. For longer term residents of more than 5 years, the respective values were 11% and 49%.

4.12 Question 11

Questions 11 to 22 were only to be answered by households where it was likely that they, or a member of the home would move in the next 5 years. In many cases responses to these questions were received even when the replies to Question 10 indicated that they were 'Unlikely' or 'Very Unlikely' to move; in the analysis responses in these two categories were marked as not requiring a response in Q11 to Q22. Generally, however, the statistics for both the Questionnaires 'as answered' and 'in accordance with the instructions' were calculated in the analysis spreadsheet and where appropriate all responses are included in this section.

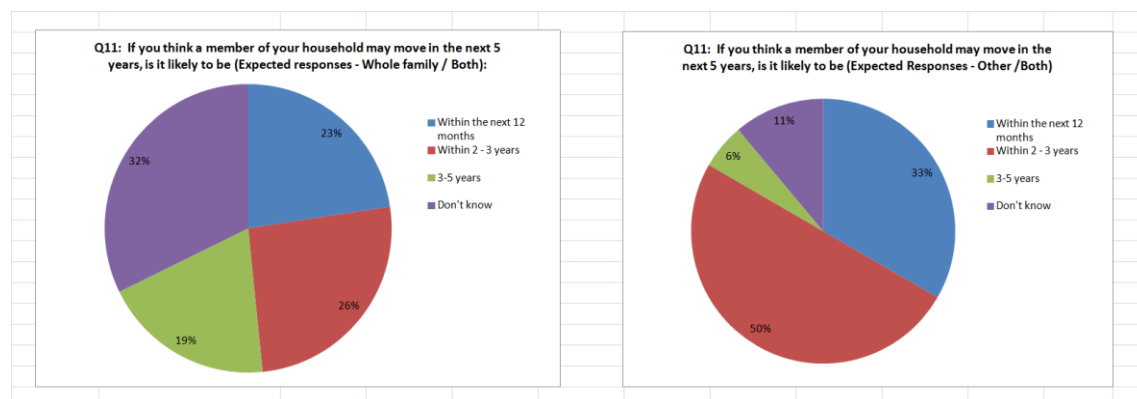
Question 11 is concerned with when a move is likely to take place. In this case only 'valid' replies are considered. A response was expected from 48 questionnaires, there was an 89.8% response rate.

The responses have been broken down into two charts:

1. Replies where the response was for 'You or the whole family' (or both were ticked)

- Replies where the response was for 'someone leaving the household' (or both were ticked)

Table 4.6: Question 11 summary



The replies for the whole household moving showed no decided preference, with similar percentages in each of the categories. The replies for 'Someone else' were more skewed, with a decided preference for moves within 2-3 years. It is likely that there is more certainty here because of plans for setting up home with partners or college.

4.13 Question 12

Question 12 was concerned with where the move was likely to be to. In this question a 'Yes' / 'No' response was requested to where the move was likely to be to. It was clear from the responses that this was not fully filled in as requested and the general response was to tick the locations where the move was most likely to be to (40 responses). Responses of 'No' were fewer (a total of 12), these were taken as meaning that the household definitely did not want to move to this location. In this case there were only 4 questionnaires where no response was received, so the data return was 91.7%. In cases where a tick was put in both the 'Yes' and 'No' columns for the same option, the reply was taken as a 'Yes'.

The main conclusion from this question was that there was a general desire to stay on the island, with only 28% expressing a desire to move off the island. The split between remaining within the parish of Shalfleet and the rest of the island was 39% wishing to remain in Shalfleet and 61% wishing to move elsewhere on the island.

15% of the 'Yes' replies did not know where they would move to.

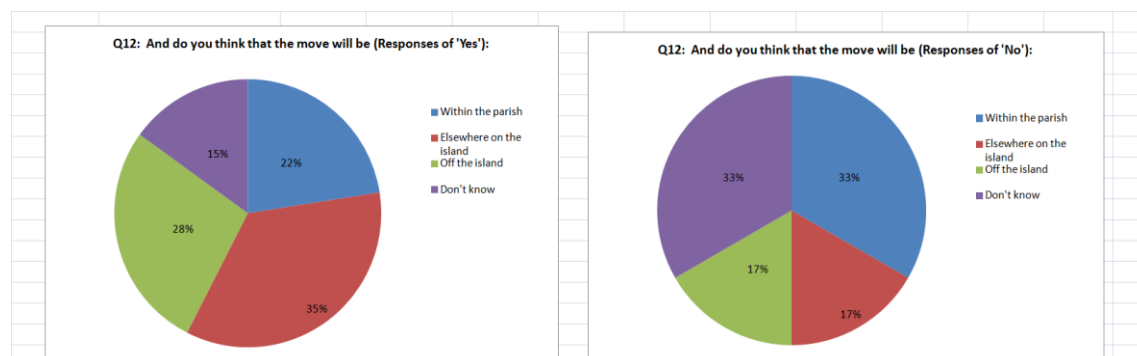


Figure 4.13: Question 12 summary

4.14 Question 13

Question 13 was concerned with the reasons for moving. There was a good response to this question, with 91.7% of the questionnaires expected to respond providing a valid response, 19 responses were received from questionnaires where this question was disabled. In this case all

responses were considered and the charts below Figure 4.14 show the responses that were expected and the responses on the questionnaires when replies were unexpected.

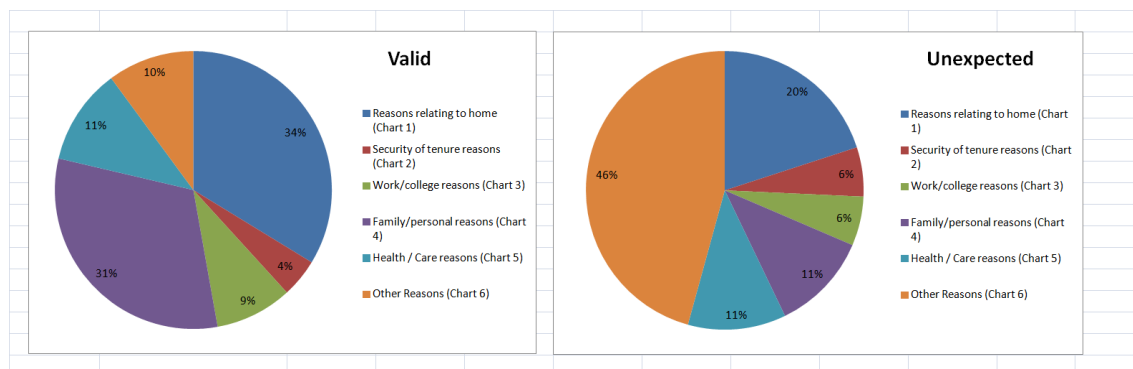


Figure 4.14: Question 13 summary

Within the expected ('Valid') responses, the most common responses were those relating to home or Family/Personal reasons. The detailed breakdown of the responses in each of the categories has been included in Figure 4.15. In this plot, the Reason has been replaced by a Chart number to save space. The key is shown below:

| | | | | | |
|----------|-----|----------------------------|----------|-----|-------------------------|
| Chart 1: | 34% | Reasons relating to home | Chart 4: | 31% | Family/Personal reasons |
| Chart 2: | 4% | Security of tenure reasons | Chart 5: | 11% | Health / Care reasons |
| Chart 3: | 9% | Work/college reasons | Chart 6: | 10% | Other reasons |

A detailed review of these charts has not been completed at this stage.

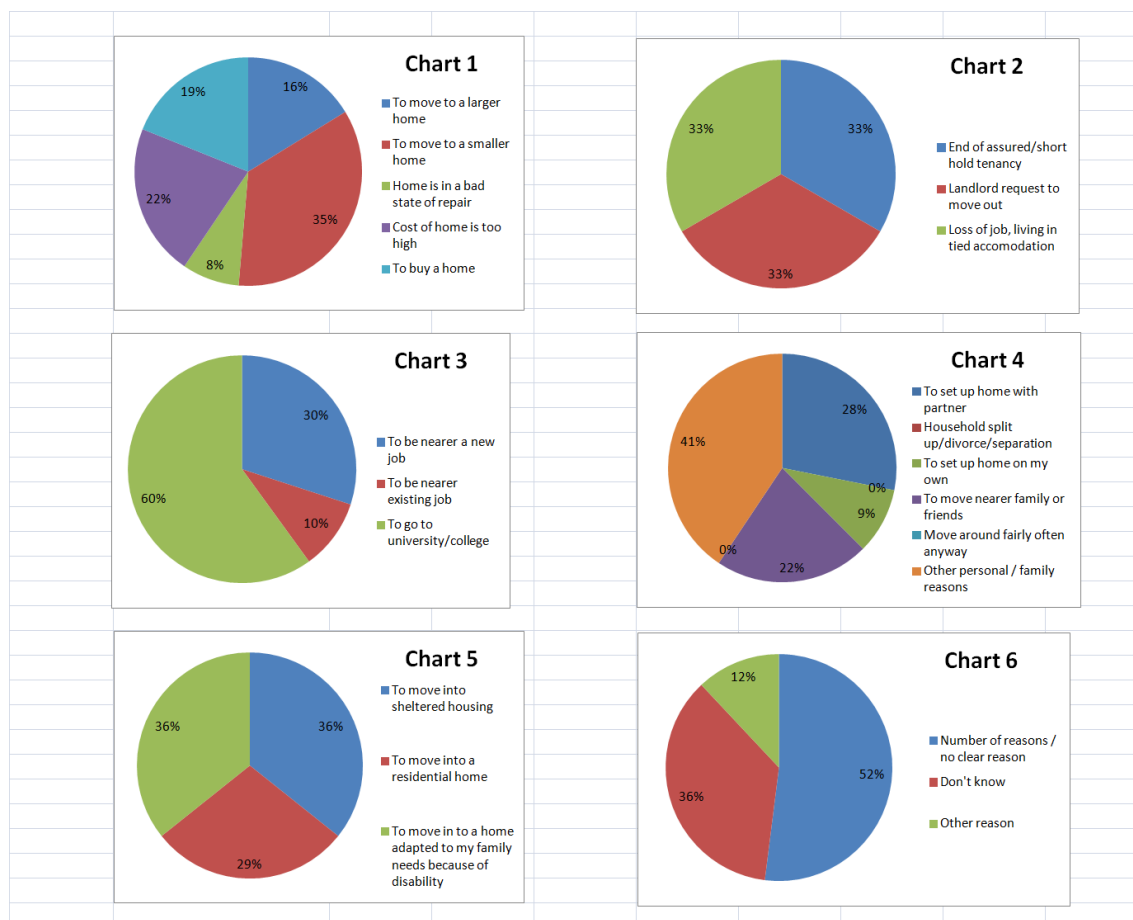


Figure 4.15: Summary of reasons for moving by category

4.15 Question 14

Question 14 was concerned with the type of property that would be expected after a move. There was a reasonable response to this question, with 88.1% of the questionnaires expected to respond providing a valid response. The expected number of responses was 42. In addition, 28 responses were received from questionnaires where this question was disabled. In this case the statistics have been calculated on the responses where the question was not disabled as a consequence of previous replies.

The distribution of the properties expected from unexpected responses to this question are included in the spreadsheet. It is thought that a sizeable percentage of the responses received when the question was disabled were due to people moving to sheltered housing. Responses stating healthcare as a reason for moving in Question 13 invalidated Questions 14 to 22.

Responses from the questionnaires where replies were expected have been calculated as a percentage of the replies in two categories:

1. Replies where the main householder or both was selected (38 replies)
2. Replies where someone else or both was selected (17 replies)

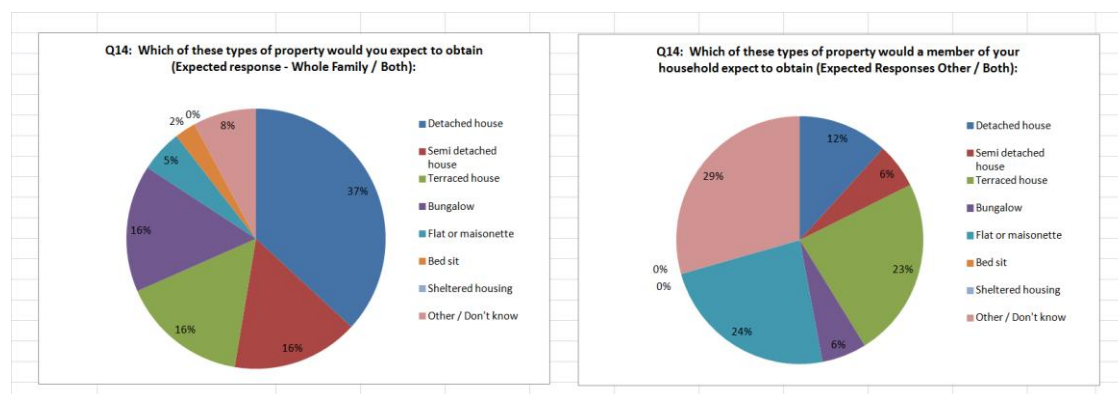


Figure 4.16: Question 14 summary

The distributions were quite different, with a large percentage (53%) of the replies where the whole household was moving having aspirations for detached or semi-detached houses. Only 15% of the replies were interested in flats, maisonettes or 'don't know', sheltered housing or bedsits. In cases where someone else was leaving detached and semi-detached housing was less than 20% of the total, with a sizeable percentage for sheltered housing or 'don't know'.

4.16 Question 15

Question 15 was concerned with the number of bedrooms that would be expected after a move. There was a reasonable response to this question, with 83.3% of the questionnaires expected to respond providing a valid response. The expected number of responses was 42. In addition, 22 responses were received from questionnaires where this question was disabled. In this case the statistics have been calculated on all responses, with two plots looking at the breakdown in the two categories above:

1. Replies where the main householder or both was selected (29 replies)
2. Replies where someone else or both was selected (15 replies)

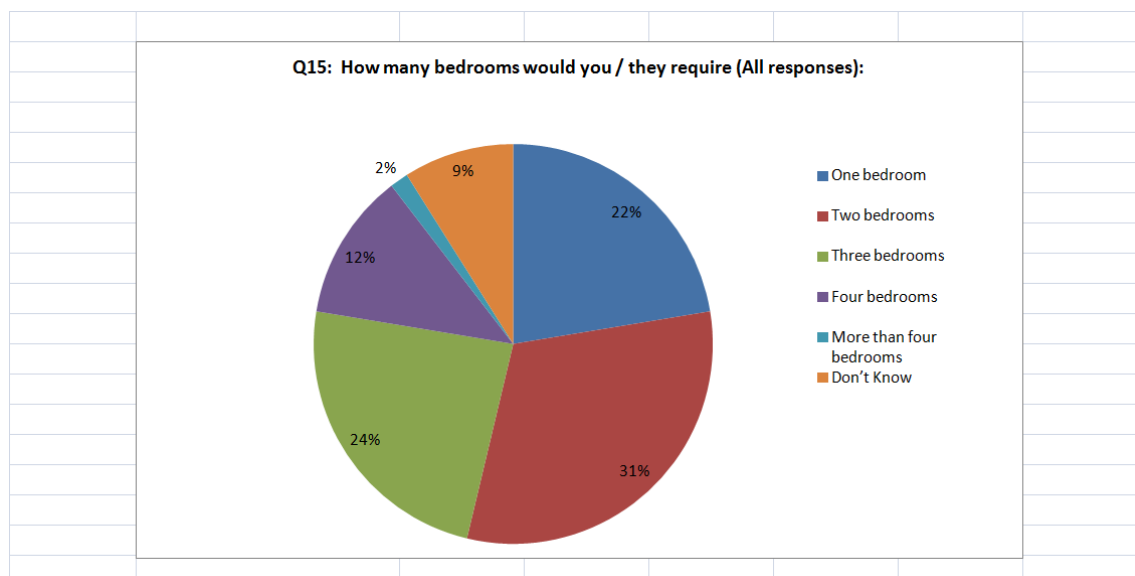


Figure 4.17: Question 15 - summary of all responses

Overall the distribution in terms of the number of bedrooms was significantly different to the existing situation. The existing number of bedrooms and the expectation from this question are included in Table 3.7. Bedsits have been merged with one bedroom, and the percentage of 'don't know' has not been included.

Table 4.7: Comparison Q3 and Q15

| | Question 3 | | Question 15 | |
|--------------------------------|------------|------------|-------------|------------|
| | Number | Percentage | Number | Percentage |
| One bedroom | 7 | 4.79% | 15 | 24.59% |
| Two bedrooms | 42 | 28.77% | 21 | 34.43% |
| Three bedrooms | 56 | 38.36% | 16 | 26.23% |
| Four bedrooms | 35 | 23.97% | 8 | 13.11% |
| More than four bedrooms | 6 | 4.11% | 1 | 1.64% |
| Total | 146 | 100.00% | 61 | 100.00% |

The results show that when household or individuals are moving, the requirement is often for smaller home. It is thought that this is largely influenced by household downsizing and young people leaving home to go to college or set up with a partner. The younger people leaving home is confirmed in Figure 4.18, where the requirement for someone leaving the home is dominated by 1 and 2 bedrooms (86%). There is less of a difference between the responses to Q3 and the replies from the whole household moving in Q14, but the trend is for slightly fewer bedrooms.

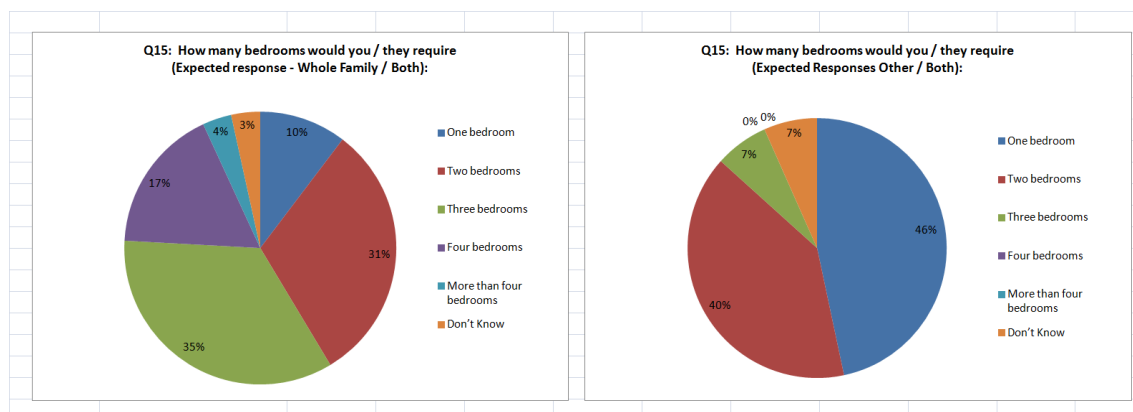


Figure 4.18: Question 15 - breakdown of requirements by type

4.17 Question 16

Question 16 was concerned with the type of tenure expected. There was a good response to this question, with 90.5% of the questionnaires expected to respond providing a valid response. The expected number of responses was 42. In addition, 26 responses were received from questionnaires where this question was disabled. In this case the statistics have been calculated on all responses, with two plots looking at the breakdown in the two categories above:

1. Replies where the main householder or both was selected (37 replies)
2. Replies where someone else or both was selected (21 replies)

When the whole household moved, there was a significant (43%) number who would buy their homes outright. This is a reflection of the existing high proportion of home owners who do not have a mortgage this was 62% in Question 5.

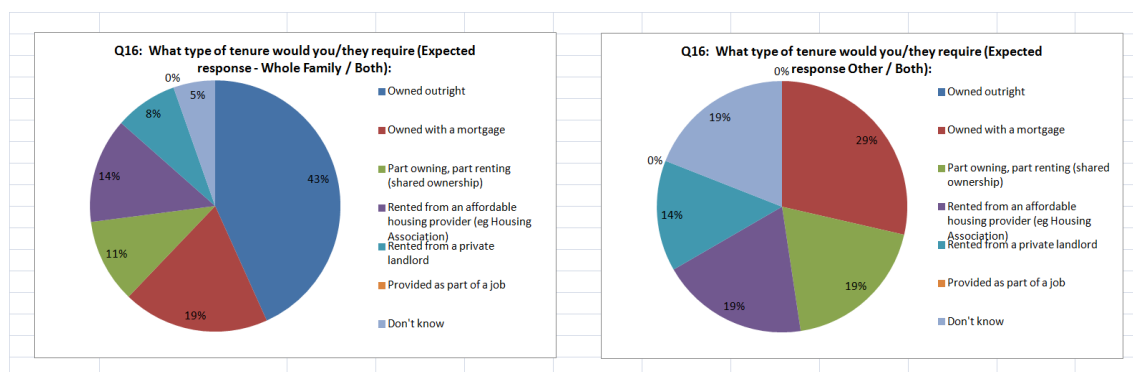


Figure 4.19: Question 16. Summary - two categories

The key information in this question is that there were no responses within the band 'someone else' that expected to be able to buy a home without a mortgage. 29% felt that they would like to own, but would need to take out a mortgage. There was a sizeable and equal response (19%) for the options of part owning and rented from an affordable housing provider.

Question 16 was also a lead into a more detailed analysis of what type of housing is required within the Parish. This was carried out by splitting the responses by the type of property required:

1. Owned (with or without mortgage)
2. Shared (Part Owning / Part Renting)
3. Private Rental
4. Affordable (eg Housing Association)

In some cases there were difficulties in processing the questionnaires automatically as multiple responses had been selected. If all responses had been processed, then a distorted picture would have been presented. To stop this, some responses were edited, such that the 'least aspirational' response was selected. The categories in the list above show the 'least aspirational' housing type at the bottom, the 'most aspirational' at the top. Any other responses that had been included were coded as '-999' in the spreadsheet. (Note, this was done in a separate sheet called "Sustainable Housing v6edited.xlsm"). A similar approach was adopted with the data on Questions 14 and 15, the order used to delete the data are shown below, with the 'most aspirational' at the top.

Question 14:

1. House (detached, semi detached or terrace)
2. Bungalow
3. Flat or maisonette/Bed-sit

Question 15:

1. Four or more bedrooms
2. Three bedrooms
3. Two bedrooms
4. One bedroom

The responses from Q14 & Q15 were correlated for each of the selected bands from Question 16. This gives an indication of the type of housing that is required in each band. The results are included as Tables 4.8 to 4.11. The results from the 'edited' version are included here, however the results from the edited and unedited sheets can be compared by looking at the 'Cross Correlation' tab under Question 16 in the two spreadsheets.

Table 4.8: Bedrooms and House Type for Owner Occupiers

| Owner Occupied | Raw No. of replies | Sheltered | Bedrooms | Type |
|----------------|--------------------|-----------|----------|----------|
| Category 1 | 1 | | 1 | House |
| Category 2 | 6 | | 2 | House |
| Category 3 | 13 | | 3 | House |
| Category 4 | 6 | | 4 | House |
| Category 5 | | | 1 | Bungalow |
| Category 6 | 5 | | 2 | Bungalow |
| Category 7 | 3 | | 3 | Bungalow |
| Category 8 | | | 4 | Bungalow |
| Category 9 | | | 1 | Flat |
| Category 10 | 2 | | 2 | Flat |
| Category 11 | 1 | | 3 | Flat |
| Category 12 | | | 4 | Flat |
| Total: | 37 | | | |

Table 4.9: Bedrooms and House Type for market Rented

| Market Rented | Raw No. of replies | Sheltered | Bedrooms | Type |
|---------------|--------------------|-----------|----------|----------|
| Category 1 | | | 1 | House |
| Category 2 | | | 2 | House |
| Category 3 | | | 3 | House |
| Category 4 | | | 4 | House |
| Category 5 | | | 1 | Bungalow |
| Category 6 | | | 2 | Bungalow |
| Category 7 | | | 3 | Bungalow |
| Category 8 | | | 4 | Bungalow |
| Category 9 | 1 | | 1 | Flat |
| Category 10 | | | 2 | Flat |
| Category 11 | | | 3 | Flat |
| Category 12 | | | 4 | Flat |
| Total: | 1 | | | |

Table 4.10: Bedrooms and House Type for Shared ownership

| Shared | Raw No. of replies | Sheltered | Bedrooms | Type |
|---------------|--------------------|-----------|----------|----------|
| Category 1 | 1 | | 1 | House |
| Category 2 | | | 2 | House |
| Category 3 | | | 3 | House |
| Category 4 | | | 4 | House |
| Category 5 | | | 1 | Bungalow |
| Category 6 | | | 2 | Bungalow |
| Category 7 | | | 3 | Bungalow |
| Category 8 | | | 4 | Bungalow |
| Category 9 | 2 | | 1 | Flat |
| Category 10 | | | 2 | Flat |
| Category 11 | | | 3 | Flat |
| Category 12 | | | 4 | Flat |
| Total: | 3 | | | |

Table 4.11: Bedrooms and House Type for Affordable Rent

| Affordable Rent | Raw No. of replies | Sheltered | Bedrooms | Type |
|-----------------|--------------------|-----------|----------|----------|
| Category 1 | | | 1 | House |
| Category 2 | 1 | | 2 | House |
| Category 3 | | | 3 | House |
| Category 4 | 2 | | 4 | House |
| Category 5 | | | 1 | Bungalow |
| Category 6 | 2 | | 2 | Bungalow |
| Category 7 | | | 3 | Bungalow |
| Category 8 | | | 4 | Bungalow |
| Category 9 | 5 | 1 | 1 | Flat |
| Category 10 | 1 | | 2 | Flat |
| Category 11 | | | 3 | Flat |
| Category 12 | | | 4 | Flat |
| Total: | 11 | | | |

4.18 Question 17

Question 17 was concerned with the maximum price that the respondees would be prepared to pay for their new home. There was a reasonable response to this question, with 83.3% of the questionnaires expected to respond providing a valid reply, although the sample included a significant percentage that replied 'Don't know', or 'Prefer not to say'. The expected number of responses was 42.

All results have been included in the histogram summarising the findings. (Figure 4.20)

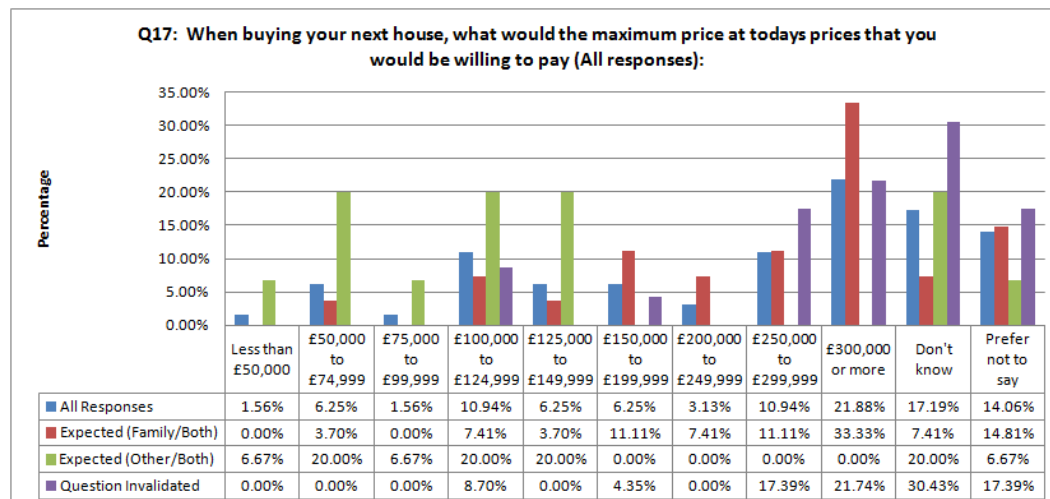


Figure 4.20: Question 17 - summary

The most useful information is the percentage of the replies in the Family / Both category and the Other / Both categories. In the former case the aspirations are higher, with the most popular response being in the >£300,000 category, although the responses were spread with one reply in the £50,000 to £74,999 band. The replies for 'Someone else' tended to group around the 5 lowest priced categories, with all replies aspiring to hoses less than £150,000. Sample sizes were small however, with only 11 replies in the bands giving prices.

4.19 Question 18

Question 18 was concerned with the size of the mortgage that the respondees believed they could raise. There was a reasonable response to this question, with 80.8% of the questionnaires providing a valid reply, although the combined 'Don't know' and 'Prefer not to say' responses were between 40 and 50%, depending on the grouping. The expected number of responses was 26, the reduced sample size was due to the question being invalidated if 'owned outright' was selected in Q16.

The responses are included for all different categories in Figure 4.21.

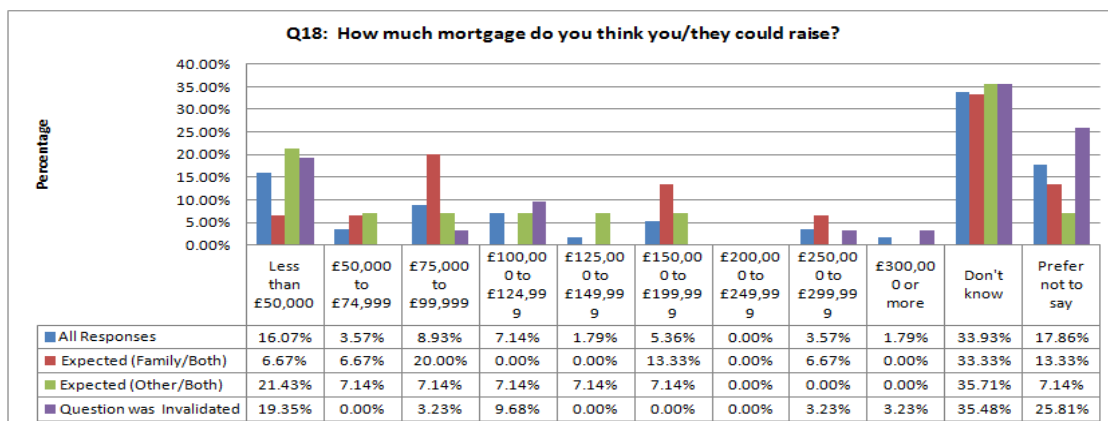


Figure 4.21: Question 18 - summary

The replies to this question are not considered to be of value to this study, firstly due to the low number of replies that quoted a cost range (8 in each category), and secondly because there is no clear trend in the data, apart from the high number of 'Don't know' and 'Prefer not to say' replies.

4.20 Question 19

Question 19 asked if the people moving would consider renting. There was a good response to this question, with 100% of the questionnaires expected to respond providing a valid reply. The expected number of responses was 42.

The responses from both the questionnaires where a response was expected and from questionnaires where the responses were not required have been included in Figure 4.22.

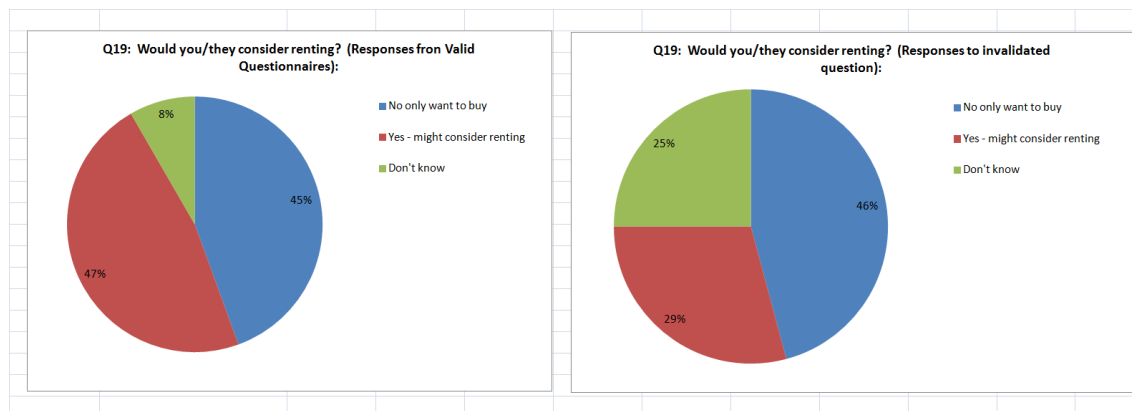


Figure 4.22: Question 19 - summary

The replies to this question suggest that there is a small majority of the people who were considering moving, would consider renting as a possibility (47% / 45%). The replies from questionnaires where a response was not required had a far clearer majority in favour of only wanting to buy; this is thought to be due to this sample group being settled, dominantly homeowners who do not wish to move.

A response of 'No - only want to buy' disabled Question 21 on the questionnaires with these replies. Question 20 was left active on these questionnaires as it dealt with shared ownership rather than renting directly.

4.21 Question 20

Question 20 asked whether the people leaving the home would consider shared ownership. The expected number of replies was 42, based on the responses to previous questions. The response to the question was reasonable, with an 88.1% return.

The responses for all categories are included in Figure 4.23.

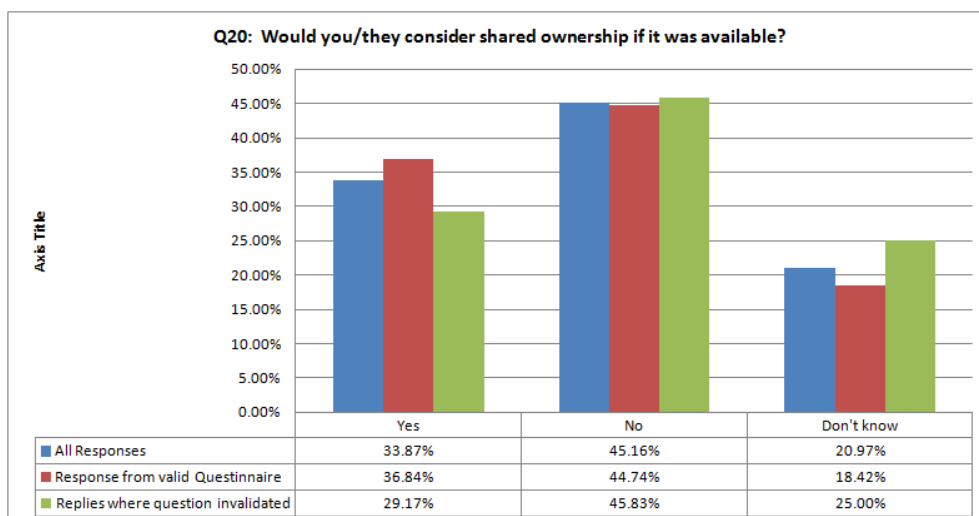


Figure 4.23: Question 20 - summary

The responses from all three categories, are very similar, with a slight bias towards not considering shared ownership. It was interesting to note that the responses were similar for both the households that were likely to move and for the households that were more fixed. This may suggest that the response is based more on a perception of the service rather than a rational consideration of the benefits.

4.22 Question 21

Question 20 asked what type of landlord they would consider. Respondees who selected 'No - only want to buy' in Q19 were excluded. The expected number of questionnaires that would answer this question was 26.

The responses for all categories are included in Figure 4.23.

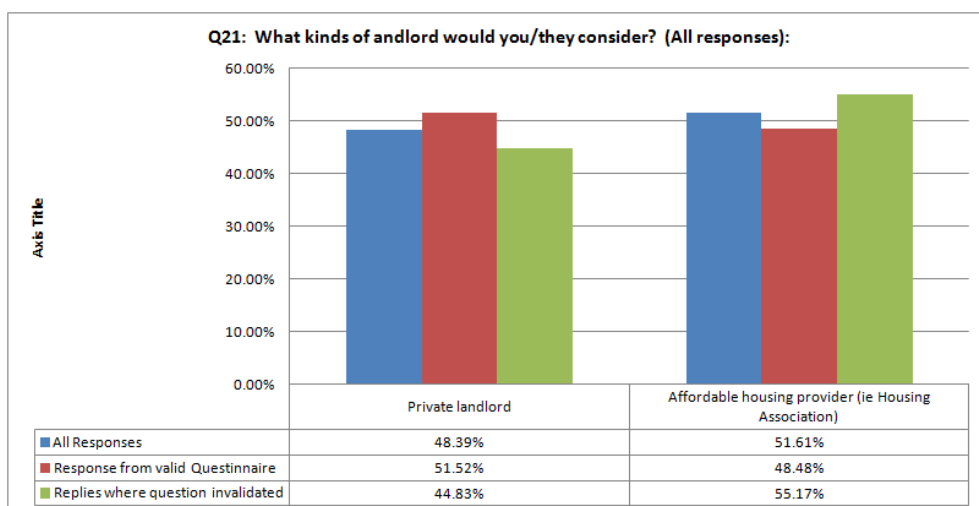


Figure 4.24: Question 21 -summary

The responses from all three categories, with no decided partiality for either private landlords or affordable housing providers. Again, the similarity of the responses from people considering a move and those not considering a move may suggest that the responses are a general preferences rather than a specific one.

4.23 Question 22

Question 22 asked what the maximum rent that the people moving would be willing to pay. There was no separation between the whole household or an individual within the household. The expected number of replies was 42, based on the responses to previous questions.

A histogram summarising both the valid and unexpected responses is included as Figure 4.25.

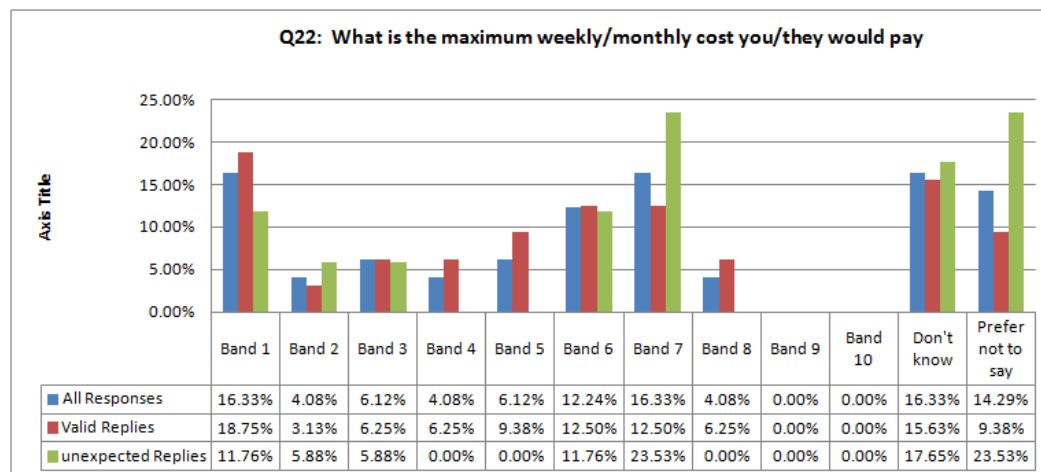


Figure 4.25: Question 22 - Summary

The distribution of the valid and unexpected replies were broadly, although there was a slight tendency to be more willing to accept higher payments from the questionnaires where replies were not expected. The 'valid' replies showed a marked split in the data, with the greatest percentage wishing to pay nothing, with a secondary peak in the £100 to £200 per week categories.

4.24 Question 23

This question was designed to find out what areas within the Parish would be generally acceptable for the development of sustainable housing, although the question is a useful way of gauging views through the comments. A total of 147 responses were expected, and there was a disappointing data return of 49.7%. This is thought to be due to respondees who were not required to fill in Questions 11 to 22 did not read to the end of the form and missed this question. The overall results are summarised in Figure 4.26.

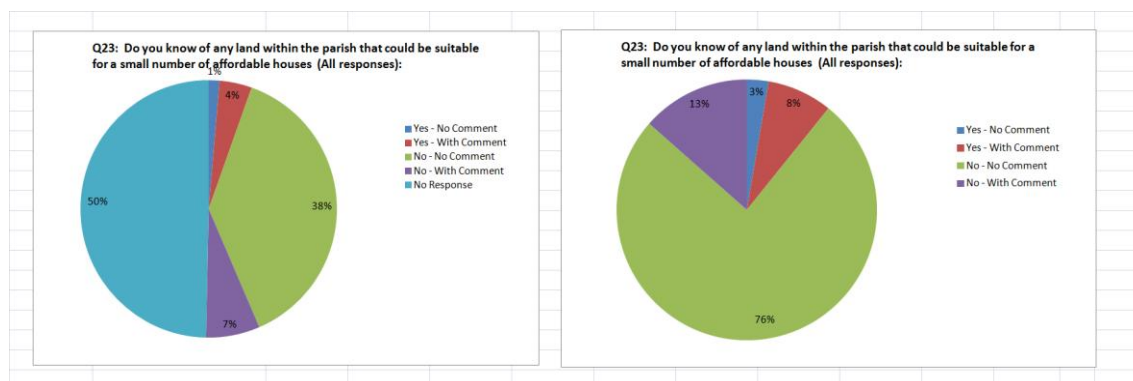


Figure 4.26: Question 23 summary

The most useful information is on the right hand Pie Chart, which summarises the responses where 'Yes' or 'No' was selected. The over-riding response (89% of the Yes/No replies) was that there was no known plots suitable for sustainable housing. A total of 14 comments were received, 10 of these were associated with a 'No' response, and 6 with a 'Yes' response.

The comments associated with a 'Yes' response were:

- Bouldnor Mead
- Shalfleet, next to Fleetways
- Bouldnor / Yarmouth
- Bouldnor next to Council land, but nothing to spoil area
- Old nursery next to school
- Cranmore Avenue / Garden business

The comments associated with a 'No' response were:

- With apologies
- Object to more in Shalfleet
- Object to public being asked. A job for professionals
- Area not suitable due to sewage problems/lack of work
- not suitable due to sewage problems
- With apologies
- Poor infrastructure
- Not in Ningwood, only Bouldnor or Shalfleet
- Village was conceived as all affordable housing. It has been taken over by greed.
- Do not want non-working people in the area.

The comments were mixed, with a small number of useful ideas on areas that may be suitable, but also included a small amount of negative feedback on any development. Lack of work, infrastructure and sewerage were highlighted as the reasons for stopping further development. There was a minority view that any development near them was wrong.

5 Summary

The results of the survey are aimed to understand what type of housing is available in the area and the extent to which it is affordable to local households. It is also intended to enable information to be gathered to support new housing proposals in accordance with Policy DM3 (Balanced Mix of Housing) and other policies of the Island Plan Core Strategy. The parish is designated as rural service centre within the Island Plan.

The questionnaire sought to understand residents' current housing circumstances as well as their future housing requirements. It also includes requests for information regarding the current and future needs of other family members and people living with them.

Shalfleet Parish is a large rural parish in the north west of the Isle of Wight covering some 20 square kilometres. It is bounded on the north by the Solent, to the west by the communities of Yarmouth and Thorley Parish, to the east by Calbourne Parish and to the south by Brighstone Parish and the Downs. Within the parish are the settlements of Bouldnor, Cranmore, Hamstead, Newbridge, Ningwood, Shalfleet and Wellow. Each is a distinctive community with its own local character and priorities.

The comparison between the SPC survey and the 2011 Census showed a very good correlation on many of the important indicators:

1. Distribution of housing type (Figure 4.3). The Shalfleet Parish Council survey appears to have a slight bias towards the Detached and Semi-detached houses, rather than housing at the lower end of the property ladder, terraced, flats and maisonettes. There was a comment from some of the volunteer collectors that it was difficult to get completed questionnaires from many of the houses in Bouldnor. A large number of these are smaller properties and are designed for older people.
2. Numbers of available bedrooms. (Figure 4.4). The SPC survey had slightly more responses from households with four bedrooms, but slightly less from households with three. The differences are not considered to be significant and it is concluded that, on the basis of numbers of Bedrooms, the questionnaire received are representative of the parish.
3. Type of Tenure. No graph was plotted for this comparison, but the numbers are summarised below; they show a good correlation.

| | |
|-----------|---------------|
| a. Owned | 82.2% (82.7%) |
| b. Rented | 16.4% (15.9%) |
| c. Other | 1.4% (1.4%) |

Housing costs and availability are clearly an issue in the Parish with a small but significant percentage of the respondees knowing someone who has left the Parish because housing costs were too high. If we relate this question to Q10 (about other members of the household moving out) where only 19 out of a total of 53 (13%) responses in the stated that it was 'Likely' or 'Very Likely' that a member of their household would move within the next 5 years, a different conclusion is suggested. Given that 16% of the replies in Q1 stated that a member of the household had to leave the parish because they couldn't afford to live here, it becomes clear that not being able to afford housing is a significant factor in deciding whether members of the household will stay in the parish or leave.

The brief review of property prices was not conclusive due to the relatively small turnover, but it is clear that, whilst there are properties available for sale in the Parish, the number of 'affordable' or lower cost housing is very limited.

This may not be a concern to many of the residents since the majority of people within the Parish own their home outright and mobility is limited more by availability of suitable property than by cost.

The most popular groups that are considered to benefit mostly from a larger supply of lower cost / sustainable housing are:

- Young people setting up home and possibly starting a family. The 18 to 29 year old age group constitutes around 6.5% of the population in the Parish. It is anticipated that their requirement would be most likely smaller houses of multi bedroom maisonettes/flats
- The older people looking to downsize to a more affordable home after their children have left home and they have retired with a reduced income. The >65 year old age group constitutes 28.1% of the population. The most appropriate housing for this sector is smaller houses/bungalows as well as sheltered housing.

The next section includes a brief summary of the main points from the survey.

5.1 Results from Questionnaire

Overall the population in the parish has adequate accommodation, with 94% of the respondents saying that they had sufficient bedrooms for their needs. The comments received are representative of the reasons why households need to move.

"Need more bedrooms as have 5 children"

"Need carers to stay"

If the 6% who felt that more bedrooms are needed are representative of the whole Parish, this would suggest that 32 household in the Parish are short of bedrooms.

The majority of the housing fell into one of the three main categories:

- Detached House 37%
- Bungalow 29%
- Semi-detached House 26%

Three bedrooms was the most common response for the number of bedrooms in existing houses, followed by two and then four.

It is clear from both the Census and the SPC surveys that the parish has a large number of 'higher end' housing, with a large percentage of the population in late middle age or retired. 40.4% of the households have one or more member of the household who was aged over 65.

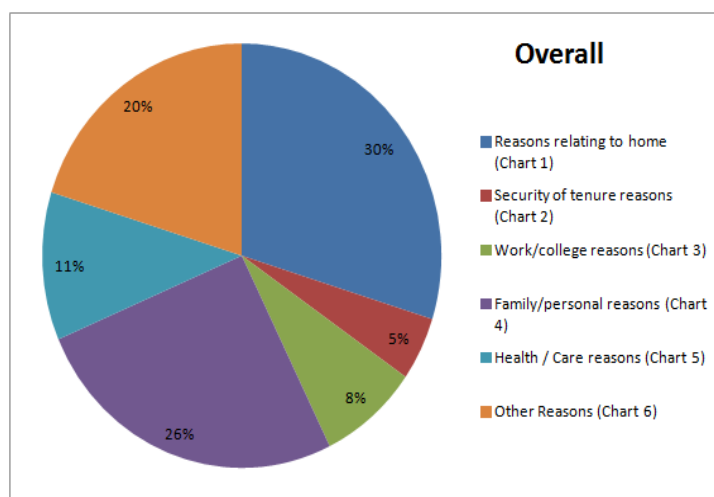
The types of housing expected after a move were quite different. When the whole household was moving, 53% of the responses had aspirations for detached or semi-detached houses. Only 15% of the replies were interested in flats, maisonettes, sheltered housing or bedsits. In cases where someone else was leaving the household, detached and semi-detached housing was less than 20% of the total, with smaller houses more popular, but also a sizeable percentage for sheltered housing.

Overall the requirement after a move were for smaller homes. It is thought that this is largely influenced by household downsizing and young people leaving home to go to college or set up with a partner. The younger people leaving home generally required 1 or 2 bedrooms (86%). There is less of a difference between the existing number of bedrooms and the required bedrooms when the whole household moved, but the trend is for slightly less accommodation.

The results from the survey showed that the population was dominantly stable, with 77% of the respondents having been in the parish for more than 5 years, with 10% between 3 and 5 years. There was no evidence for the mobility of the householders being related to housing type

Similar percentages were recorded for likelihood of moving, with around 76% of the households 'unlikely' or 'very unlikely' to move in the next 5 years. The remaining 24% of the Parish were either moving as a complete household or someone within the household was leaving home. If this percentage is extrapolated to the full population, then there would be an estimated 33 household changes/moves each year.

There was no overall reason for moving , a summary of the responses is shown in Figure 5.1.



5.1: Summary of reasons for moving

There was no clear pattern for the timing of the moves, but there was a general desire to stay on the island, with only 28% expressing a desire to move off the island. The split between those wishing to remain within the parish of Shalfleet and the rest of the island was 39% wishing to stay and 61% wishing to move elsewhere on the island. This choice may be influenced by the availability of housing.

The average household incomes reported were generally low, with more than 50% of the replies reported a combined family income of less than £20,749. This is partly a consequence of the relatively large number of retired people, but is also more sustainable as 60% of the household that replied to the survey do not pay any part of their income for their housing needs. The percentage of the income paid for housing by the remainder of the sample is summarised in Table 5.2.

| | <10% | 10%-20% | 20% to 30% | 30% to 40% | 40% to 50% | 50% to 70% | 70% to 100% | >100% | Total |
|------------|------|---------|------------|------------|------------|------------|-------------|-------|-------|
| Number | 1 | 2 | 8 | 8 | 3 | 4 | 2 | 2 | 30 |
| Percentage | 3.3% | 6.7% | 26.7% | 26.7% | 10.0% | 13.3% | 6.7% | 6.7% | 100% |

Table 5.2: Summary of the % of income spent on housing

The overwhelming majority (77%) of the household received no help with housing costs, with seven household received some form of benefit, with five more choosing 'Prefer not to say' as a response.

With regard to the methods that would be chosen to obtain the new household, the responses were split:

- When the while household moved, 62% wished to own, either through a mortgage or owned outright. 36% would rent or consider shared ownership
- There were no responses within the band 'someone else' that expected to be able to buy a home without a mortgage. 29% felt that they would like to own, but would need to take out a mortgage. There was a sizeable and equal response (19%) for the options of part owning and rented from an affordable housing provider.

Renting was considered as a viable option, and overall there was a small majority willing to consider this (47% / 45%); however it should be noted that renting was significantly more popular with people leaving the household than with whole households moving.

The maximum price that people would be prepared to pay was related to the type of move. For full household moves the most popular response being in the >£300,000 category, although the responses were spread with one reply in the £50,000 to £74,999 band. This band will include both family moves and moves to 'downsize'. The replies for individuals leaving the household

tended to group around the 5 lowest priced categories, with all replies aspiring to homes less than £150,000

Shared ownership was considered by around half of the responses, and there was no decided partiality for either private landlords or affordable housing providers.

The amount of rent that household would be willing to pay showed a wide distribution, with the largest percentage wishing to pay nothing, there was a secondary peak in the £100 to £200 per week categories.

5.2 Housing needs

Based directly upon the responses to the questionnaire and a review of the balance of housing available in the Parish, it is estimated that an additional 24 homes are required over the next 5 years to meet the needs of local residents and to encourage a greater diversity in the population of the Parish. 75% of the new housing should be classified as 'Affordable' in order to support the SPC objectives of creating a greater diversity in the households within the Parish.

The availability of affordable housing will help, but not halt the flow of younger people to urban areas where there is often a greater chance of employment. Good quality affordable housing will also attract younger people to the area.

The effect of increasing the affordable housing for the part of the population considering downsizing is more difficult to estimate. Downsizing is a complex decision to make if you have a large house. The main reasons to move are generally to reduce costs and improve lifestyle or move to an area with greater social support, so the location and facilities on offer should reflect this. Downsizing will have the additional benefit of releasing larger houses for families who are expanding, or wish to move into the area.

The tables below summarise the anticipated need. The number of houses, bungalows and flats is based on the results of the survey, where it was shown that there was a need for significant amounts of lower cost housing. The existing housing stock is biased towards the larger houses, and whilst it is important to attract households with bigger families, it is believed that this market can be addressed largely with the existing housing stock.

The breakdown does not include any recommendations on:

1. The availability of joint ownership, where the household pays a percentage of the house value and a small amount of rent. When sold the householder will only receive the same percentage of the sale value. Requirements for this type of housing are included under Shared Ownership (Table 5.3)
2. The need for warden assisted accommodation and the number of houses that will need to be adapted for special needs or enhanced care. The need for these will be reviewed through later discussions.

Table 5.1: Bedrooms and House Type for Owner Occupiers

| Owner Occupied | Requirement | Bedrooms | Type | Accessible | Care |
|----------------|-------------|----------|----------|------------|------|
| | | 1 | House | | |
| | | 2 | House | | |
| | 1 | 3 | House | | |
| | | 4 | House | | |
| | | 1 | Bungalow | | |
| | 2 | 2 | Bungalow | | |
| | 1 | 3 | Bungalow | | |
| | | 4 | Bungalow | | |
| | | 1 | Flat | | |
| | | 2 | Flat | | |
| | | 3 | Flat | | |
| | | 4 | Flat | | |
| Total: | 4 | | | | |

Table 5.2: Bedrooms and House Type for Market Rented

| Market Rented | Requirement | Bedrooms | Type | Accessible | Care |
|---------------|-------------|----------|----------|------------|------|
| | | 1 | House | | |
| | 1 | 2 | House | | |
| | 1 | 3 | House | | |
| | | 4 | House | | |
| | | 1 | Bungalow | | |
| | | 2 | Bungalow | | |
| | | 3 | Bungalow | | |
| | | 4 | Bungalow | | |
| | | 1 | Flat | | |
| | | 2 | Flat | | |
| | | 3 | Flat | | |
| | | 4 | Flat | | |
| Total: | 2 | | | | |

Table 5.3: Bedrooms and House Type for Shared Ownership

| Shared | Requirement | Bedrooms | Type | Accessible | Care |
|---------------|-------------|----------|----------|------------|------|
| | | 1 | House | | |
| | 2 | 2 | House | | |
| | 3 | 3 | House | | |
| | | 4 | House | | |
| | | 1 | Bungalow | | |
| | 1 | 2 | Bungalow | | |
| | 2 | 3 | Bungalow | | |
| | | 4 | Bungalow | | |
| | | 1 | Flat | | |
| | | 2 | Flat | | |
| | | 3 | Flat | | |
| | | 4 | Flat | | |
| Total: | 8 | | | | |

Table 5.4: Bedrooms and House Type for Affordable Rent

| Affordable Rent | Requirement | Bedrooms | Type | Accessible | Care |
|-----------------|-------------|----------|----------|------------|------|
| | | 1 | House | | |
| | 2 | 2 | House | | |
| | 2 | 3 | House | | |
| | | 4 | House | | |
| | | 1 | Bungalow | | |
| | 1 | 2 | Bungalow | | |
| | 3 | 3 | Bungalow | | |
| | | 4 | Bungalow | | |
| | 1 | 1 | Flat | | |
| | 1 | 2 | Flat | | |
| | | 3 | Flat | | |
| | | 4 | Flat | | |
| Total: | 10 | | | | |